



Growing McMinnville
MINDFULLY



MCMINNVILLE'S UGB REMAND RESPONSE: CITY COUNCIL UPDATE

We are responding to the LCDC remand to the City of McMinnville for the MGMUP 2003-2023, first submitted in 2003 and modified in 2005. LCDC remand based on Court of Appeals remand to LCDC.

PLANNING COMMISSION UGB REMAND UPDATE, SEPT 17 2020



PUTTING IT ALL IN PERSPECTIVE



PLANNING COMMISSION UGB REMAND UPDATE, SEPT 17 2020



THE COURT'S DECISION

“The City erred in its application of ORS 197.298, and that a correct application of the law could compel a different result.”

- 1) Determine Land Needed**
- 2) Refine Study Area**
- 3) Identify Buildable Land in the Study Area**
- 4) Apply ORS 197.298 Land Selection for Locational Analysis**
- 5) Evaluate Land per Goal 14 Location Factors**



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DETERMINE LAND NEEDED

PLANNING COMMISSION UGB REMAND UPDATE, SEPT 17 2020



DETERMINATION OF NEED

1. Using HNA and BLI in the public record for the remand.
2. 20-year planning horizon (2003-2023)
3. Population Forecast in 2023 = 44,055
4. Persons per household = 2.54
5. Number of new housing units = 6014



DETERMINATION OF NEED

Table 2: Forecast of needed new dwelling units and need by type, MGMUP 2003-2023

Housing type	Number of DU	Needed DU by Type	Density (DU/ Net Res Acre)	Density (DU/Gross Res Acre)
Single-family	3,607	60.0%	5.4	4.3
Detached (R-1)	601	10.0%	4.5	3.3
Detached (Other)	1,804	30.0%	5.5	4.1
Manufactured in subdivisions	601	10.0%	5.5	5.0
Manufactured in parks	601	10.0%	6.5	5.9
Multi-family	2,407	40.0%	14.0	11.6
Row/Townhouse/Duplex	722	12.0%	10.0	7.5
Apartment	1,685	28.0%	17.0	15.0
Total	6,014	100.0%	7.2	5.7



DETERMINATION OF NEED

Table 3 Need forecast of housing, land need (gross acres) and needed density by zoning and housing type, MGMUP (2003-2023)

Housing type	Zoning					Total
	R-1	R-2	R-3	R-4	R-5	
Number of Dwelling Units						
Single-family	721	1,985	540	360	-	3,607
Detached (R-1)	601	-	-	-	-	601
Detached (Other)	-	1,504	300	-	-	1,804
Manufactured in subdivisions	120	481	-	-	-	601
Manufactured in parks	-	-	240	360	-	601
Multi-family	-	-	301	1,023	1,083	2,407
Row/townhouse	-	-	301	421	-	722
Apartment	-	-	-	602	1,083	1,685
Total	721	1,985	841	1,383	1,083	6,014
Land Need (Gross Acres)						
Single-family						
Detached (R-1)	180	-	-	-	-	180
Detached (Other)	-	368	74	-	-	441
Manufactured in subdivisions	24	97	-	-	-	122
Manufactured in parks	-	-	41	62	-	103
Multi-family						
Row/townhouse	-	-	40	56	-	96
Apartment	-	-	-	40	72	112
Total	204	465	155	158	72	1,053
Implied Density (DU/Gross Acre)	3.5	4.3	5.4	8.8	15.0	5.7

BUILDABLE LAND NEED

2006 Corrected Record – New Land Need

Table 14. Comparison of land supply and demand, McMinnville UGB, 2003-2023

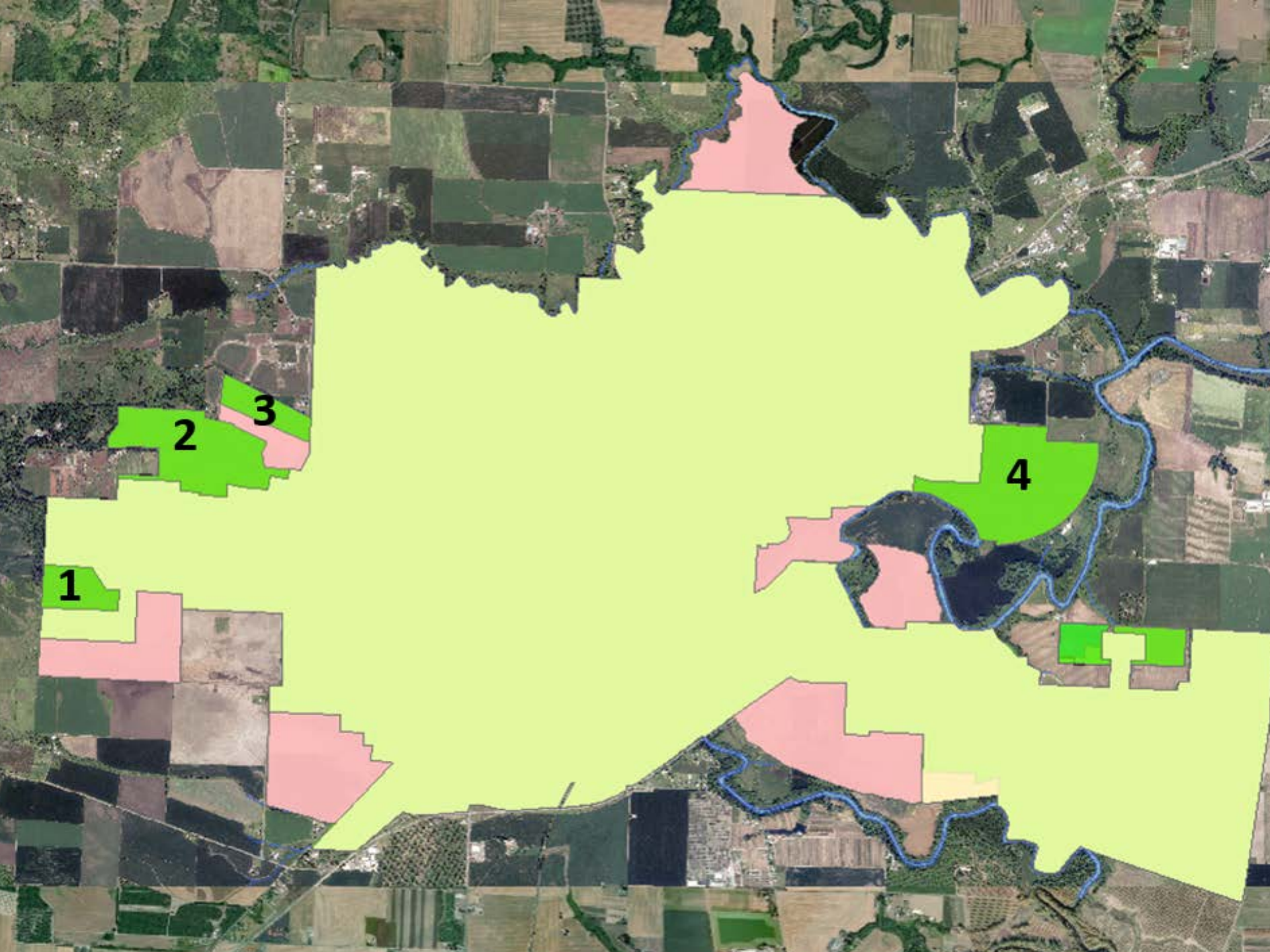
Plan Designation	Land Need (2003-2023)	Gross Buildable Acres (Jan 2003)	Deficit (Surplus)
Residential ^a	1,538.4	881.4 <u>880.5</u>	1019.2 <u>1019.8</u>
Commercial	219.1	102.4	106.0
Industrial	269.7	326 <u>327.1</u>	(44.7) <u>(46)</u>
Total Buildable Land Need Outside UGB	2,027.2	1309.5 <u>1312.9</u>	1125.2 <u>1125.8</u>

Source: ECONorthwest, 2003



Table 16: Summary of land supply (MGMUP 2003-2023)

	Land Need (measured in dwelling units)	Land Need (measured in acres)	Gross Density
Housing:			
Housing unit need	6,014	1053.00	5.7
Housing unit capacity (inside UGB)	2,949		
Unmet housing unit need	3,065	538.00	5.7
Proposed Measures To Increase Residential Land Capacity (inside UGB):			
Allow ADU's in residential zones	200	35.09	
Rezone portion of West Hills from R-1 to R-2	204	35.79	
Rezone other residential and non-residential properties	80	14.04	
Direct increased density to transit corridors	90	15.79	
Direct increased density to Northwest Neighborhood Activity Center	238	41.75	
Direct increased density to Grandhaven Neighborhood Activity Center	143	25.09	
Add downtown upper floor housing opportunities to buildable land inventory	61	10.70	
Total Proposed Measures Adjustments	1,016	178.25	
Adjusted Housing Unit Capacity (inside UGB):	3,965		
Adjusted Housing Unit Need:	2,049	359.75	5.7
Housing Unit Capacity (outside existing UGB):			
<u>Exception Lands</u>	906	227.51	4.0
Riverside South	552	128.60	4.3
Lawson Lane	46	10.76	4.3
Redmond Hill Road	81	23.15	3.5
Fox Ridge Road	227	65.00	3.5
<u>Resource Lands</u>	4,082	653.15	6.3
Northwest	876	140.22	6.3
Grandhaven	857	137.06	6.3
Southwest	950	151.97	6.3
Norton Lane	414	66.27	6.3
Three Mile Lane	985	157.63	6.3
Total Housing Unit Capacity (outside existing UGB):	4,988	880.66	5.7
Housing Unit Surplus or (Deficit) (in du's)	2,939		
Acres surplus or (deficit) (assumes 5.7 du/gr ac)	515.65	520.91	
Other lands need (acres):			
Public schools	96.00	96.00	
Public parks	254.00	254.00	
Religious	47.60	47.60	
Commercial land	106.00	106.00	
Other	27.50	27.50	
Total Other Land Need (acres):	531.10	531.10	
Total Acres Surplus or (Deficit)	(15.45)	(10.19)	

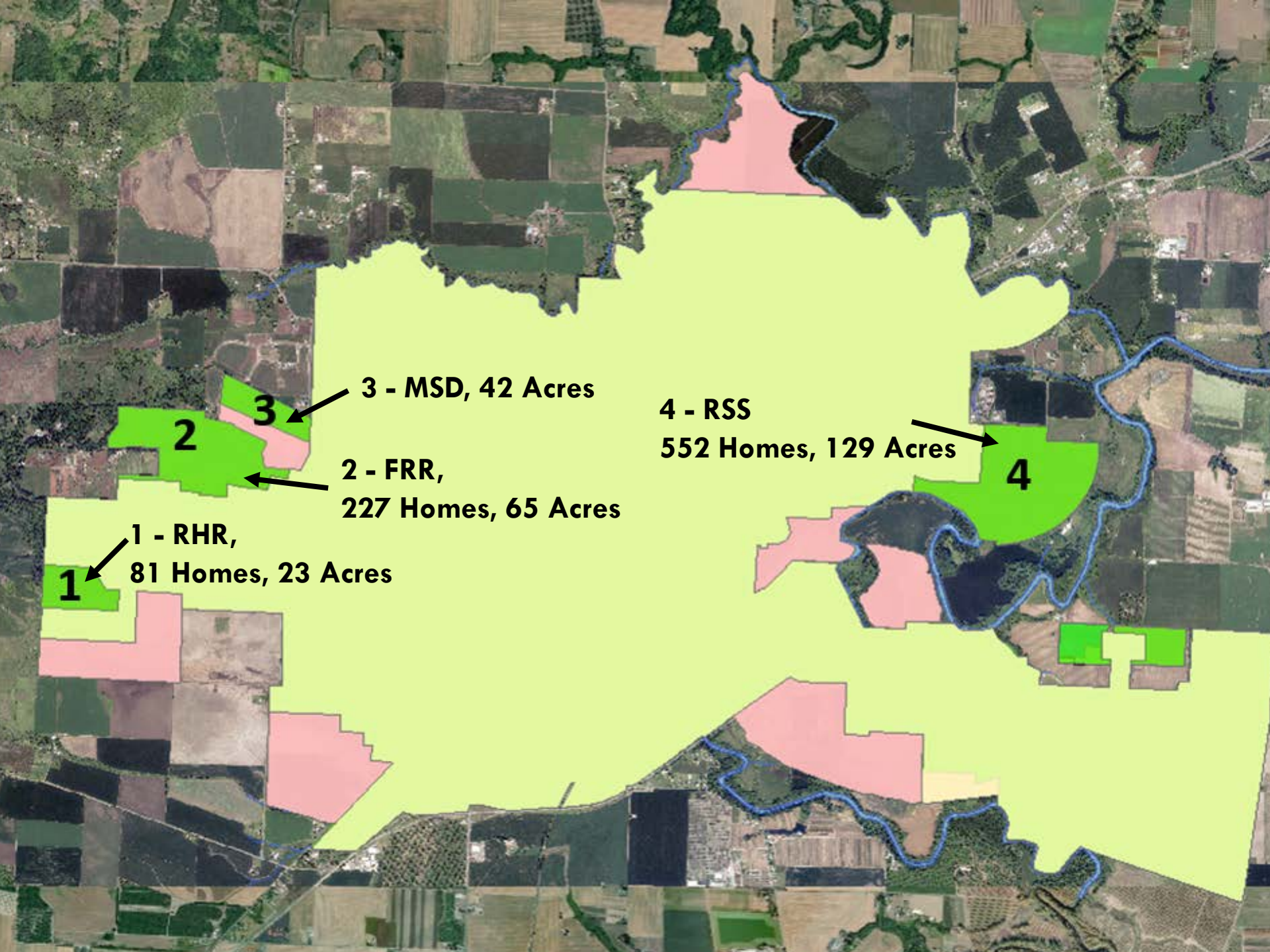


1

2

3

4



1

**1 - RHR,
81 Homes, 23 Acres**

2

**2 - FRR,
227 Homes, 65 Acres**

3

3 - MSD, 42 Acres

4

**4 - RSS
552 Homes, 129 Acres**

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Add downtown upper floor housing opportunities to buildable land inventory		61	10.70	
Total Proposed Measures Adjustments		1,016	178.25	
Adjusted Housing Unit Capacity (inside UGB):		3,965		
Adjusted Housing Unit Need:	1,189	2,949	359.75	5.7
Housing Unit Capacity (outside existing UGB):				
<u>Exception Lands</u>		906	227.51	4.0
Riverside South	(129 Acres)	552	128.60	4.3
Lawson Lane		46	10.76	4.3
Redmond Hill Road	(23 Acres)	81	23.15	3.5
Fox Ridge Road	(65 acres)	227	65.00	3.5
<u>Resource Lands</u>		4,082	653.15	6.3
Northwest		876	140.22	6.3
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Housing Unit Surplus or (Deficit) (in du's)		2,939		
Acres surplus or (deficit) (assumes 5.7 du/gr ac)		515.65	520.91	
Other lands need (acres):				
Public schools	(42 Acres)	54 Acres	96.00	96.00
Public parks			254.00	254.00
Religious			47.60	47.60
Commercial land			106.00	106.00
Other			27.50	27.50
Total Other Land Need (acres):		531.10	531.10	
Total Acres Surplus or (Deficit)		(15.45)	(10.19)	

SUMMARY OF NEED

TOTAL NEED	UNITS
HOUSING	1,189 Housing Units
PUBLIC SCHOOLS	54 .00 Acres
PUBLIC PARKS	254 .00 Acres
RELIGIOUS	47.60 Acres
OTHER	27.50 Acres
COMMERCIAL	106.00 Acres
INDUSTRIAL	(46.00) Acres

PLANNING COMMISSION UGB REMAND UPDATE, SEPT 17 2020



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HOUSING	1,189 Housing Units
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COMMERCIAL	106.00 Acres
INDUSTRIAL	(46.00) Acres

CAPACITY = How many dwelling units can be built per acre, with an overall plan goal of 5.7 units/acre.

CAPACITY = Exception areas are low units/acre, and steep slopes are low units/acre.



ORS 197.298 APPLICATION

PLANNING COMMISSION UGB REMAND UPDATE, SEPT 17 2020



PRIORITY LAND SELECTION – ORS 197.298

1. Prioritization Scheme:

- a. Established Urban Reserves
- b. Exception Land, and farm or forest land (other than high value farm land) surrounded by exception land.
- c. Marginal lands designed pursuant to ORS 197.247
- d. Farm and Forest Land



PRIORITY LAND SELECTION – ORS 197.298

2. Higher priority shall be given to land of lower capability as measured by capability classification system.



PRIORITY LAND SELECTION – ORS 197.298

- 3. Land of lower priority under subsection 1 may be included in an urban growth boundary if land of higher priority is found to be inadequate to accommodate the amount of land estimated in subsection 1 for one or more of the following reasons:**
- a. Specific types of identified land needs cannot be reasonably accommodated on higher priority lands.**
 - b. Future urban services could not reasonable by provided to the higher priority lands due to topographical or other physical constraints; or**
 - c. Maximum efficiency of land uses within a proposed urban growth boundary requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.**



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PRIORITY LAND SELECTION – ORS 197.298

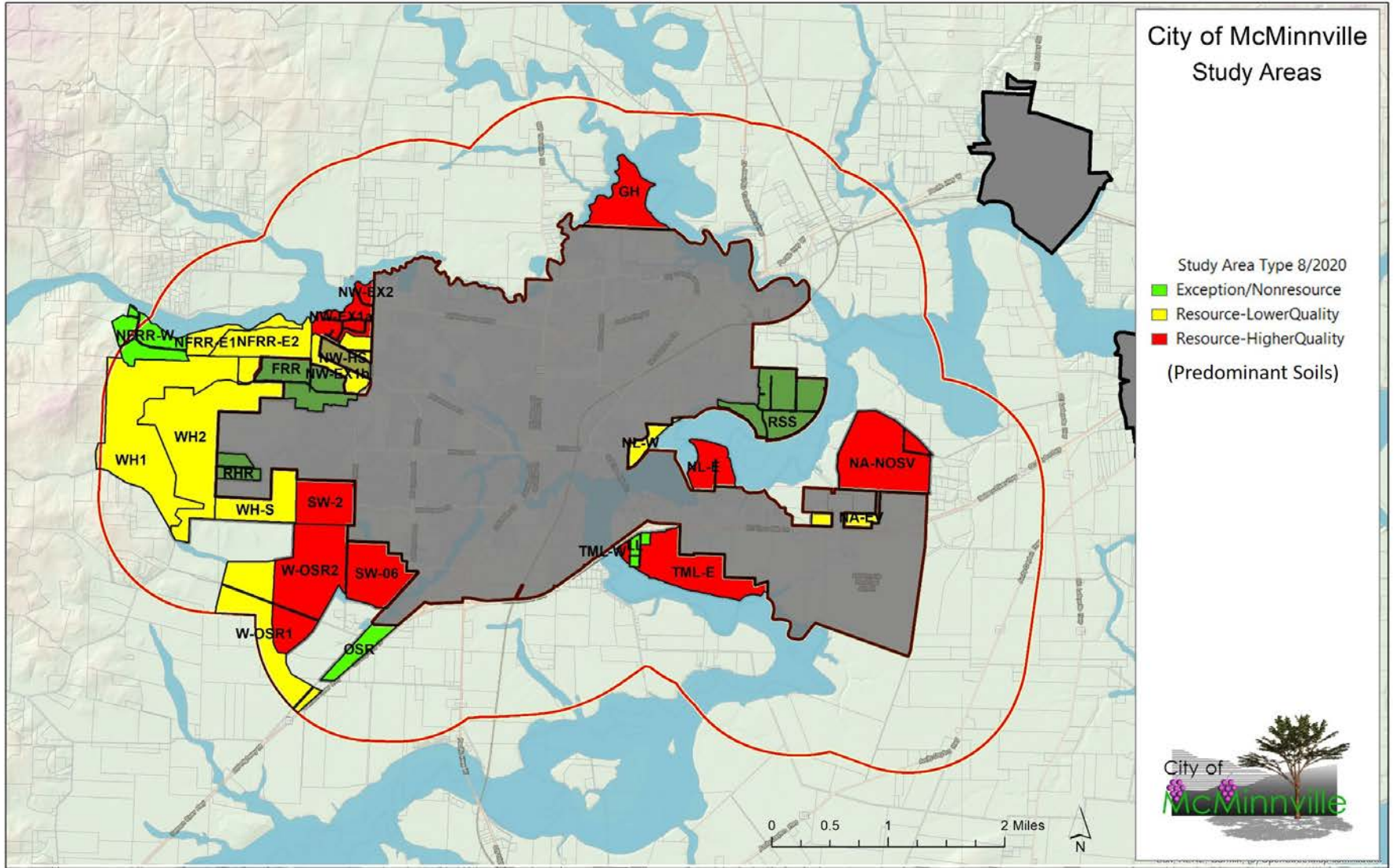
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IDENTIFY BUILDABLE LAND IN STUDY AREA

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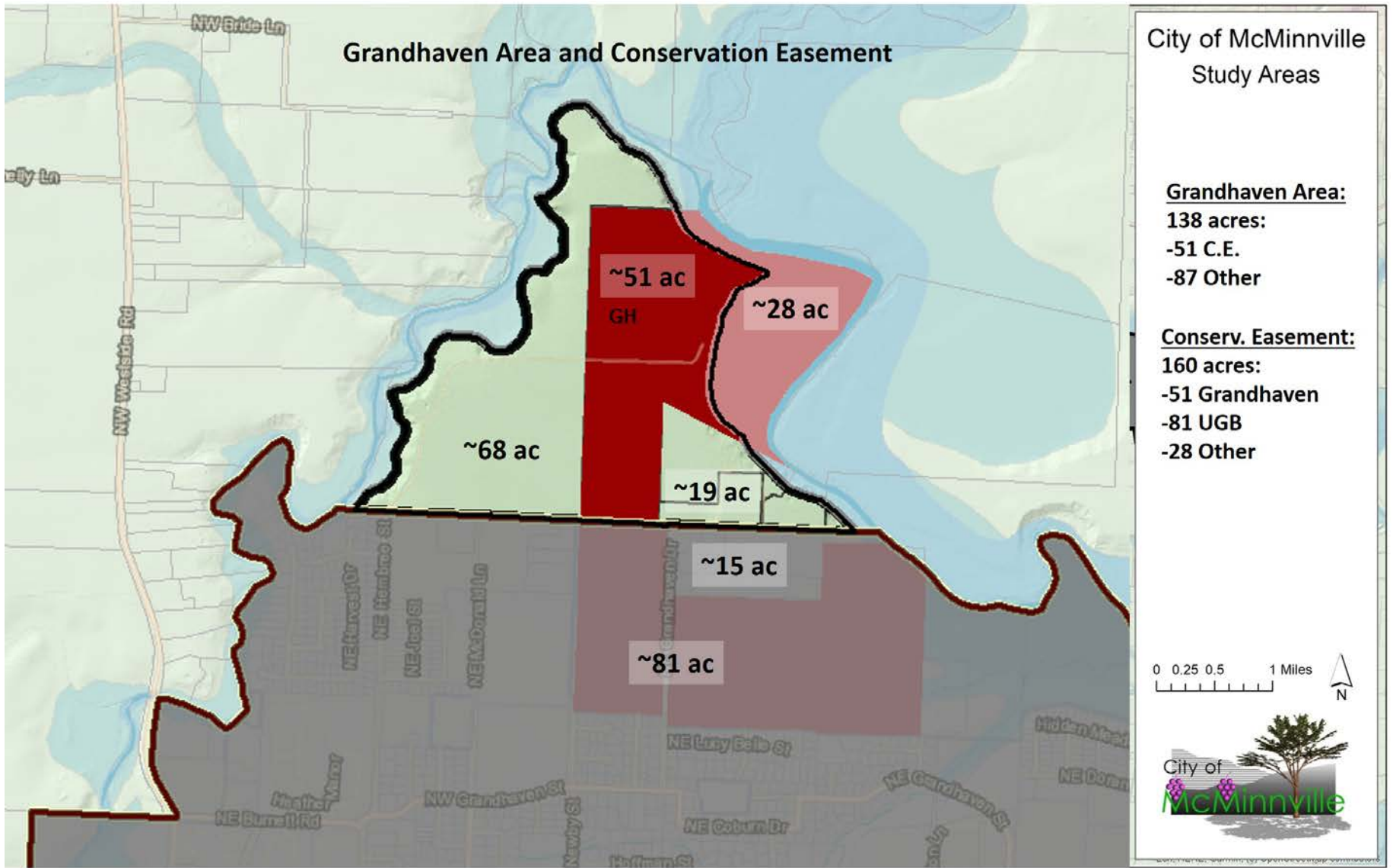
Map is a draft, and could change with future refinements

GRANDHAVEN CONSERVATION EASEMENT

Issue: In 2008, a conservation easement was placed on 170 acres of land in the Grandhaven area. Of these, 81 acres are in the existing UGB. That land is designated for residential development on the plan map. The easement in effect removes that land from our buildable inventory. It also removes an additional 15 acres from the buildable land inventory due to lack of access for a total of 96 acres.

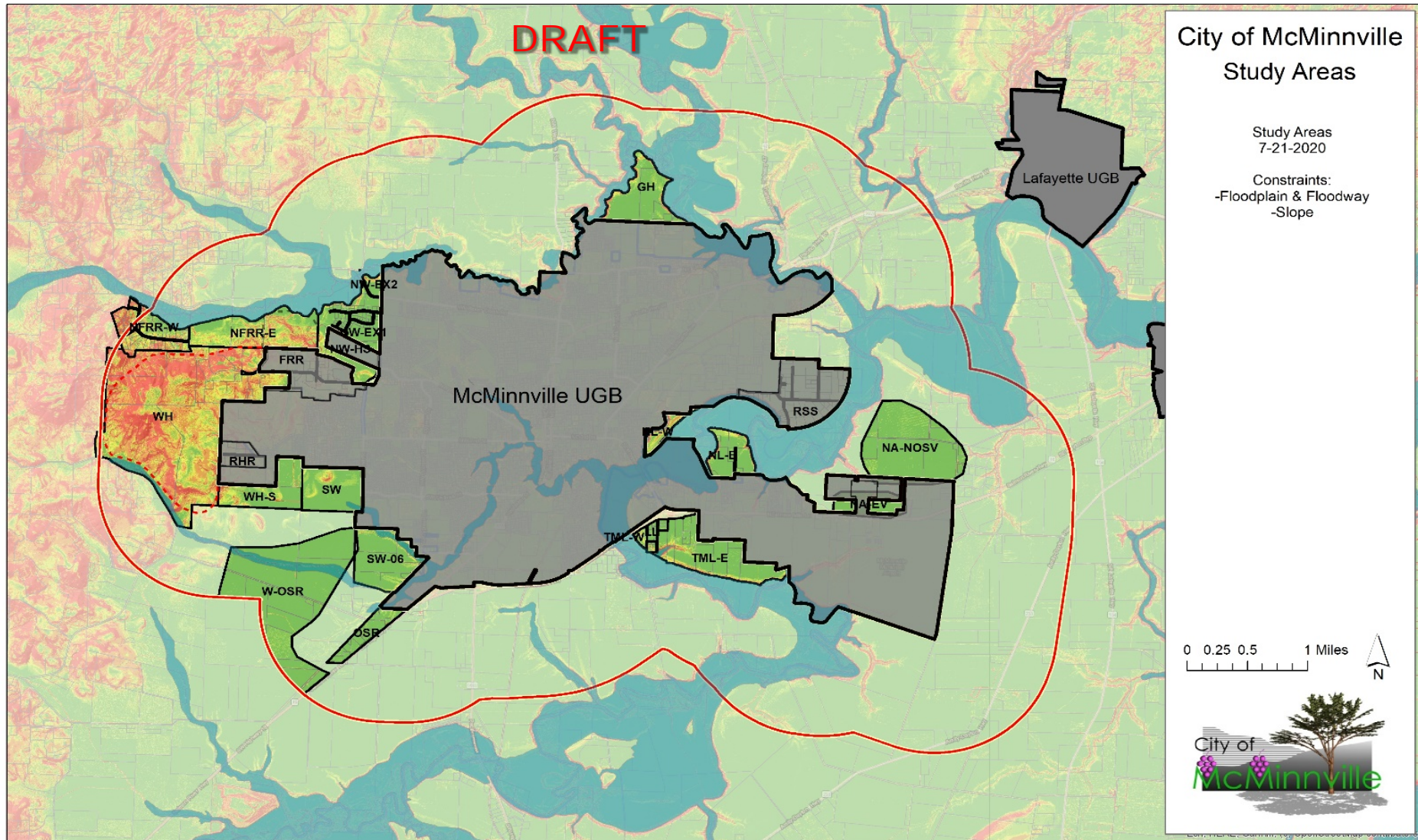
Question: *Which course of action should we pursue to resolve the loss of residential capacity in the UGB?*



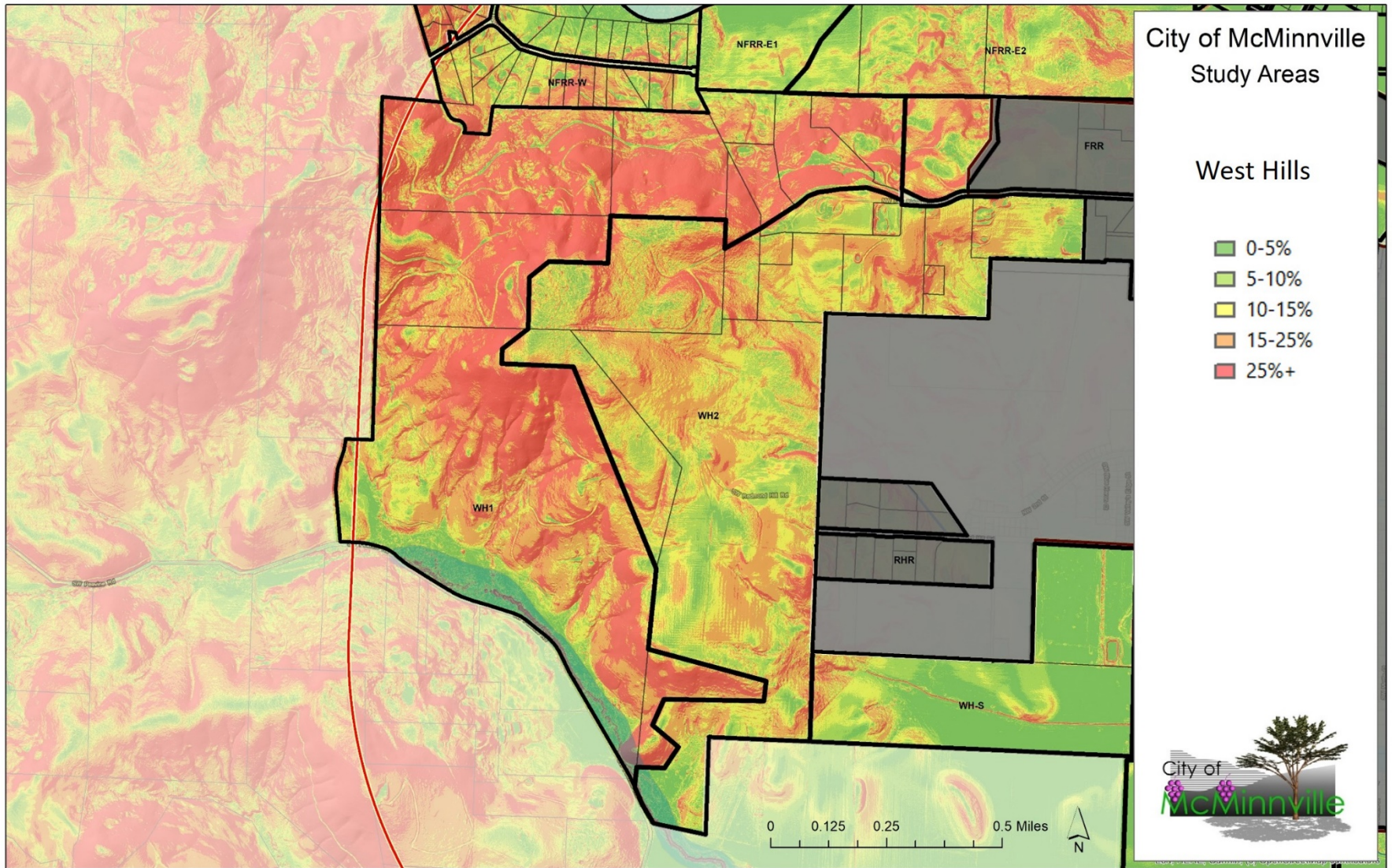


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UGB REMAND RESPONSE STUDY AREA – STEEP SLOPES

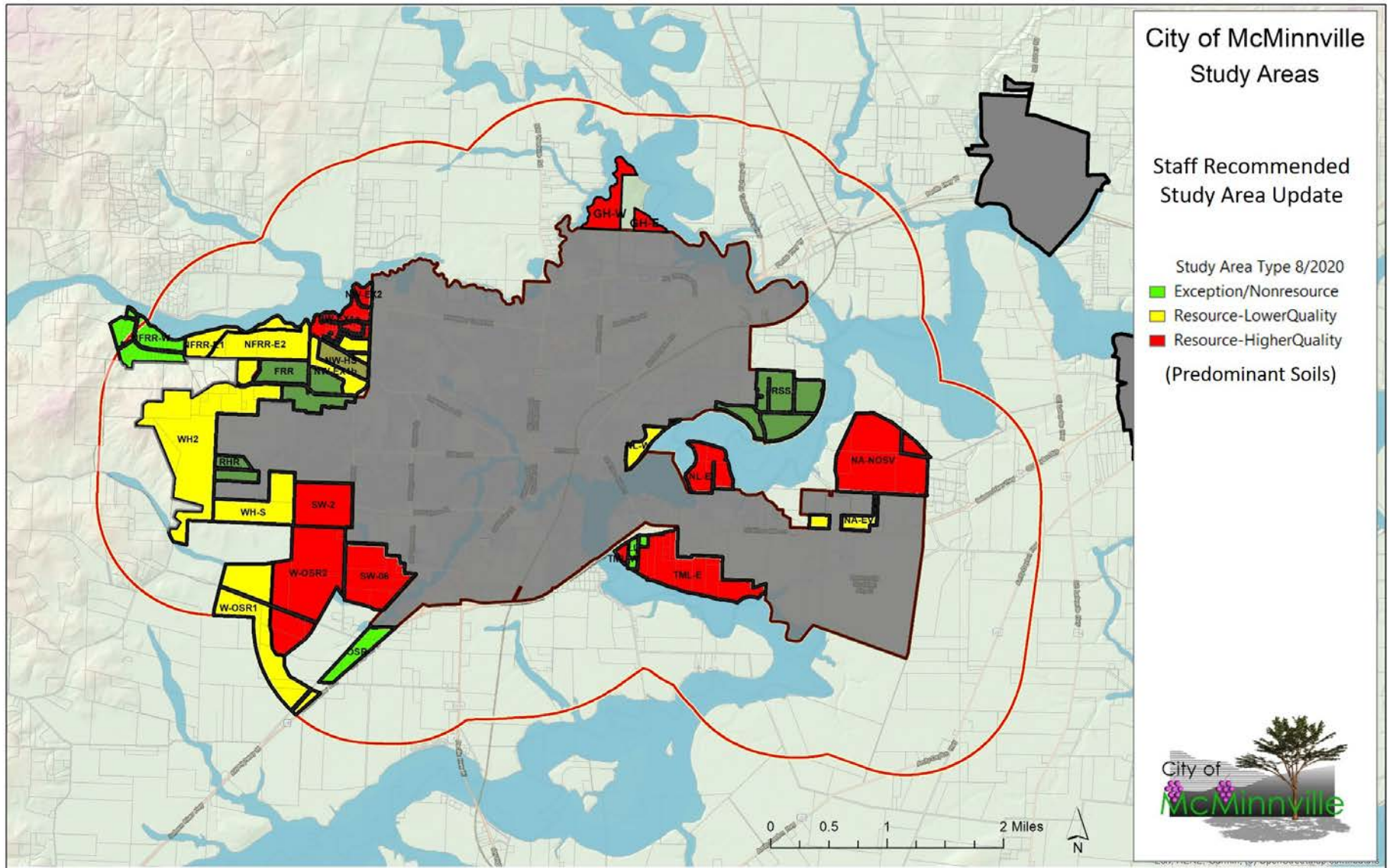


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Removed 174 acres in WH1 due to steep slopes and serviceability beyond the steep slopes, and 70 acres in GH due to Chegwyn Farms Conservation Easement.

ALTERNATIVES ANALYSIS

PLANNING COMMISSION UGB REMAND UPDATE, SEPT 17 2020



ALTERNATIVES ANALYSIS

Alternative approaches for UGB expansion within the 2003 planning and legal framework.

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ALTERNATIVES ANALYSIS

- ❖ **Meet the principles and objectives of the MGMUP**
- ❖ **Achieve the stated need for McMinnville's future**
- ❖ **Priority Structure of ORS 197.298**
- ❖ **Goal 14 (Urbanization) Factors**

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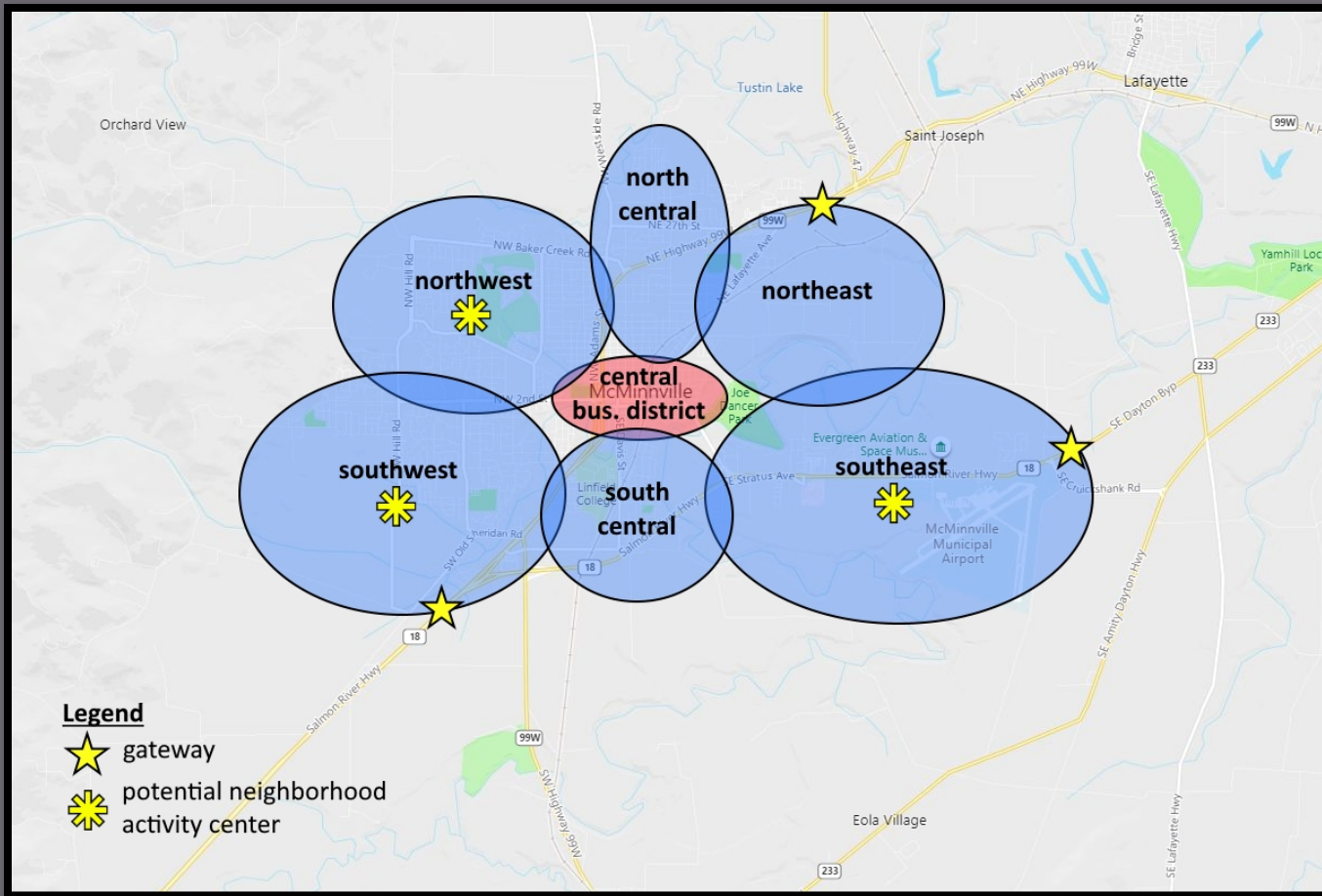


MGMUP PRINCIPLES – CHAPTER 3

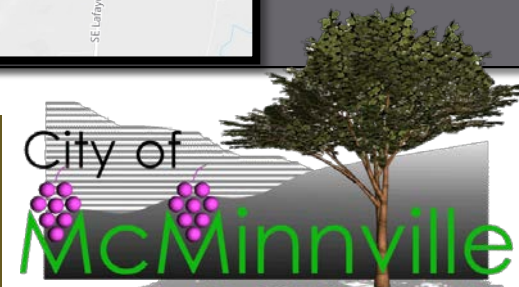
- Contain urban expansion within natural and physical boundaries.
- Encourage development consistent with “smart growth” principals.
- Allow increased densities to help meet housing needs.
- Minimize public facilities costs.
- Avoid identified hazards and natural resources.
- Respect historic development patterns and land uses.
- Comply with state land use laws.



MGMUP – FRAMEWORK CONCEPT



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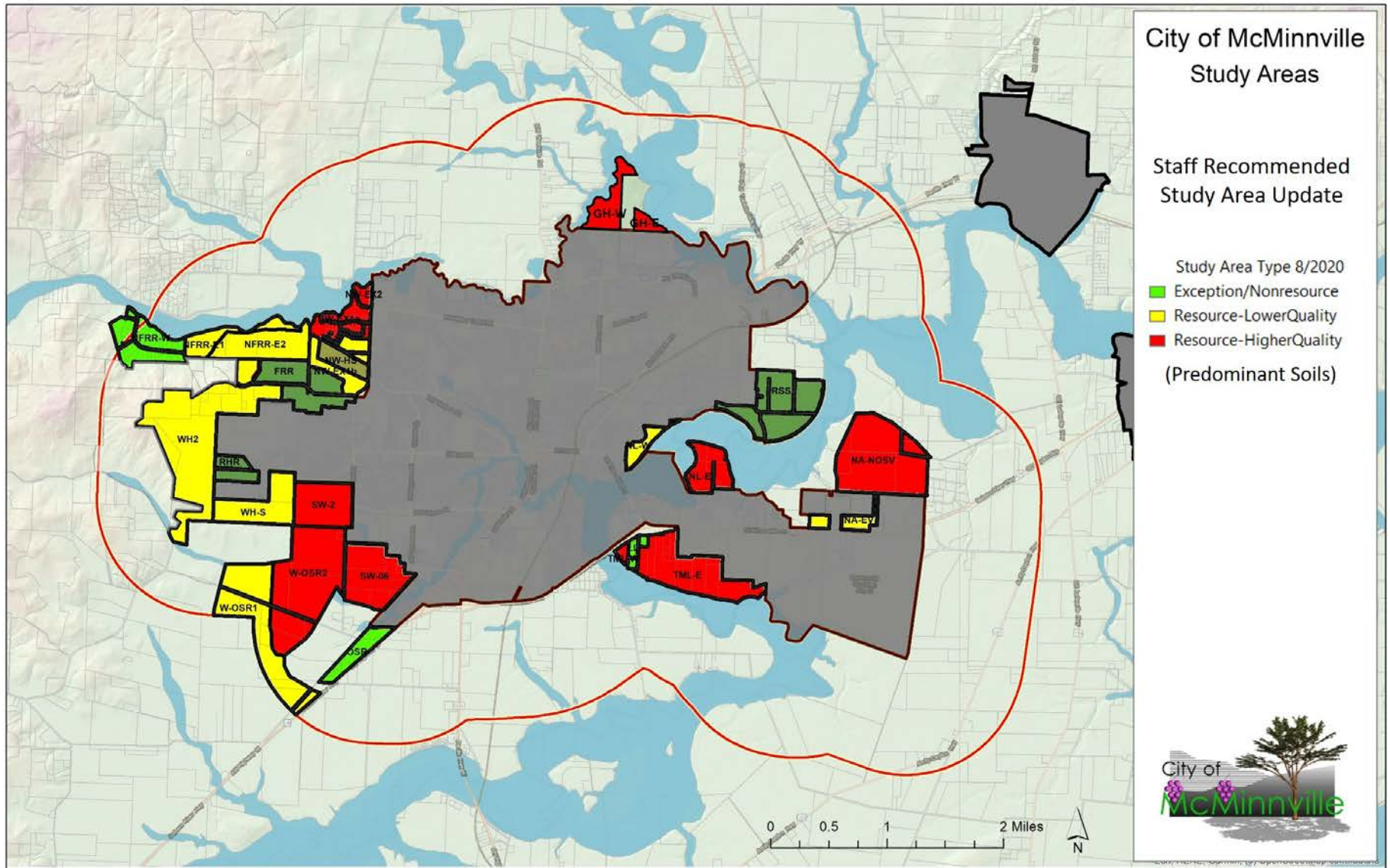
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ESTABLISH METHODOLOGY FOR GOAL 14 FACTORS

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GOAL 14 LOCATION FACTORS

Goal 14 Factors Related to UGB Amendments:

Factors 1 & 2: These factors relate to land need for housing, employment, etc. These are acknowledged for McMinnville and are not applicable to where the boundary is drawn.

Factors 3 – 7: These are called the “location” factors. They are applicable for deciding where to expand the UGB.



GOAL 14 LOCATION FACTORS

3. **Orderly and economic provision for public facilities and services;**
4. **Maximum efficiency of land uses within and on the fringe of the existing urban area;**
5. **Environmental, energy, economic and social consequences;**
6. **Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and,**
7. **Compatibility of the proposed urban uses with nearby agricultural activities.**



FACTOR 3 – PUBLIC FACILITIES

Orderly and economic provision for public facilities and services.

Screening Criteria:

- **Cost to extend water, sewer and roads outside the UGB**
- **Cost to expand capacity in the UGB**



FACTOR 4 – EFFICIENT LAND USES

Maximum efficiency of land uses within and on the fringe of the existing urban area.

Screening Criteria:

- **Urban Integration**
- **Development Costs**
- **Suitability for Bike/Ped**
- **Commercial, Multi-Story Development**
- **Parks/Schools**



FACTOR 5 – ESEE

Environmental, energy, economic and social consequences.

Screening Criteria:

- **Critical Wildlife Habitat**
- **Natural Hazards**
- **Affordable Housing Suitability**
- **Neighborhood Commercial Suitability**



City of McMinnville Study Areas

Oregon Critical Wildlife Habitat: Species of Concern

WESTERN BLUEBIRD MODELED HABITAT

- Summer
- Winter
- Year Round

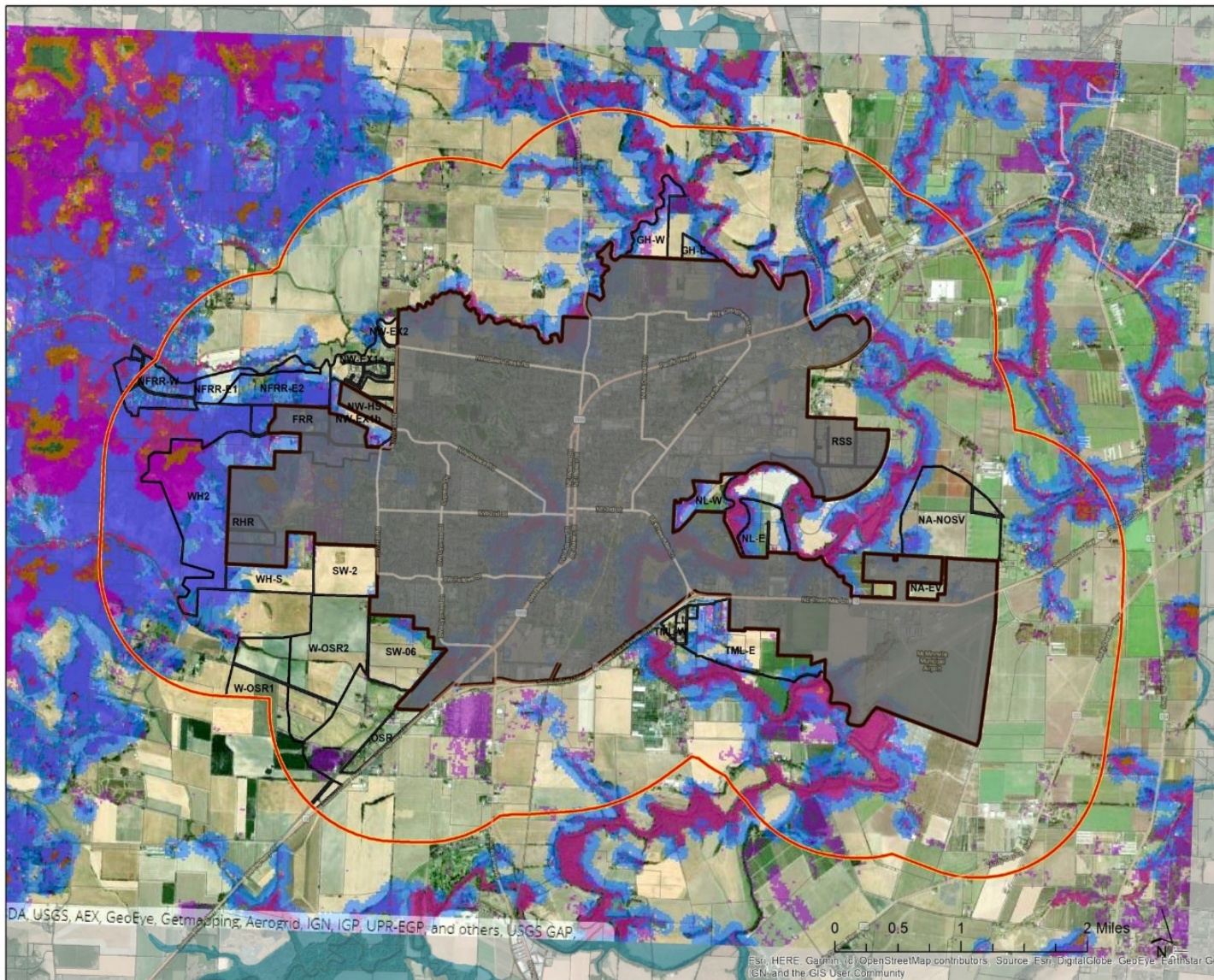
WHITE-BREASTED NUTHATCH (SLENDER-BILLED) MODELED HABITAT

- Summer
- Winter
- Year Round

OLIVE-SIDED FLYCATCHER MODELED HABITAT

- Summer
- Winter
- Year Round

Source: ODFW
Compass Mapping Tool



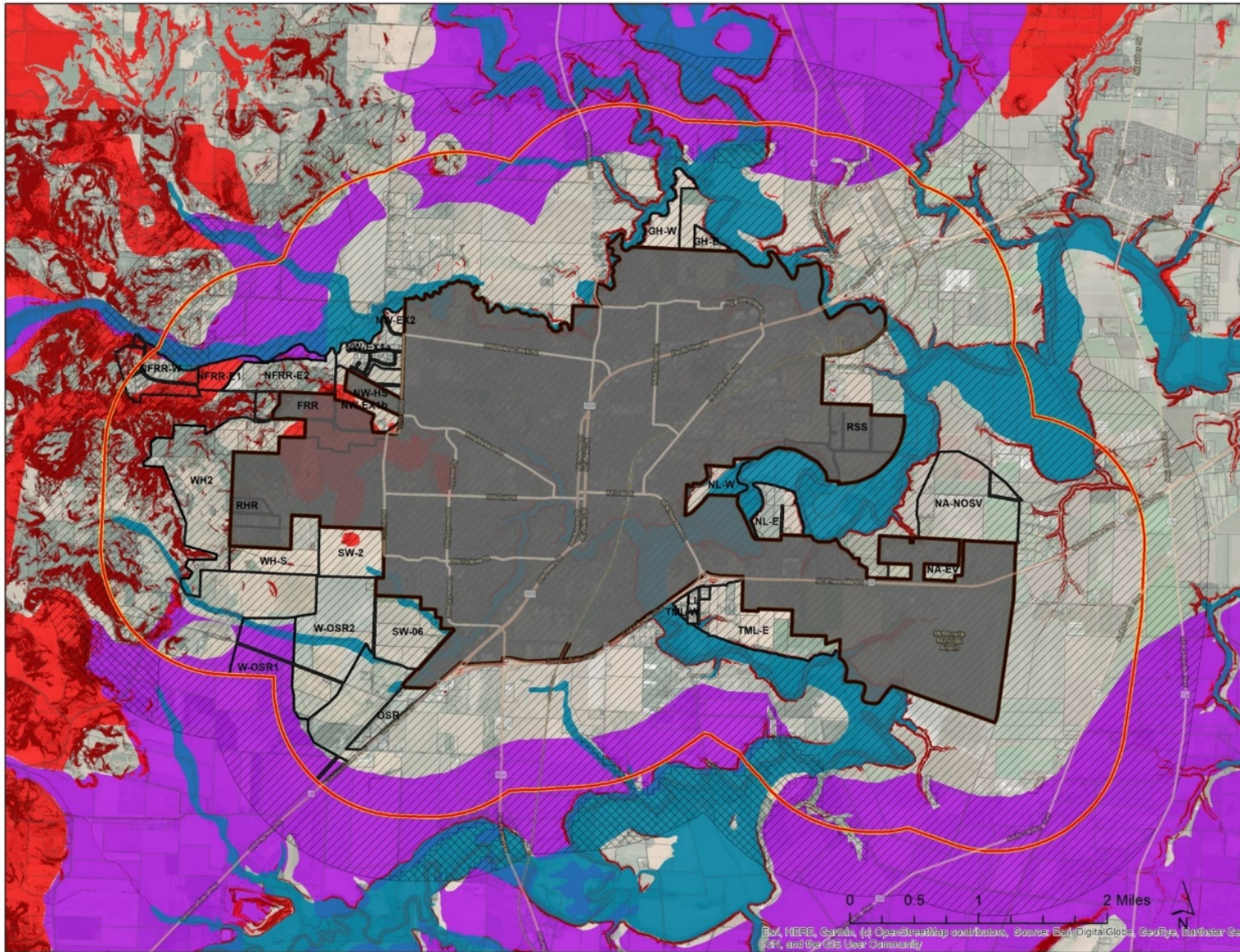
DA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, UPR-EGP, and others, USGS GAP.

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City of McMinnville Study Areas

Hazards: Geologic & Flood High Hazard & Risk Classifications

- Flood Hazard
- Steep Slope 25%+
- Landslide Susceptibility High
- Liquefaction Susceptibility High
- Expected Earthquake Shaking
 - Severe Shaking
 - Very Strong Shaking



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FACTOR 6 – SOIL CLASS

Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority.

Screening Criteria:

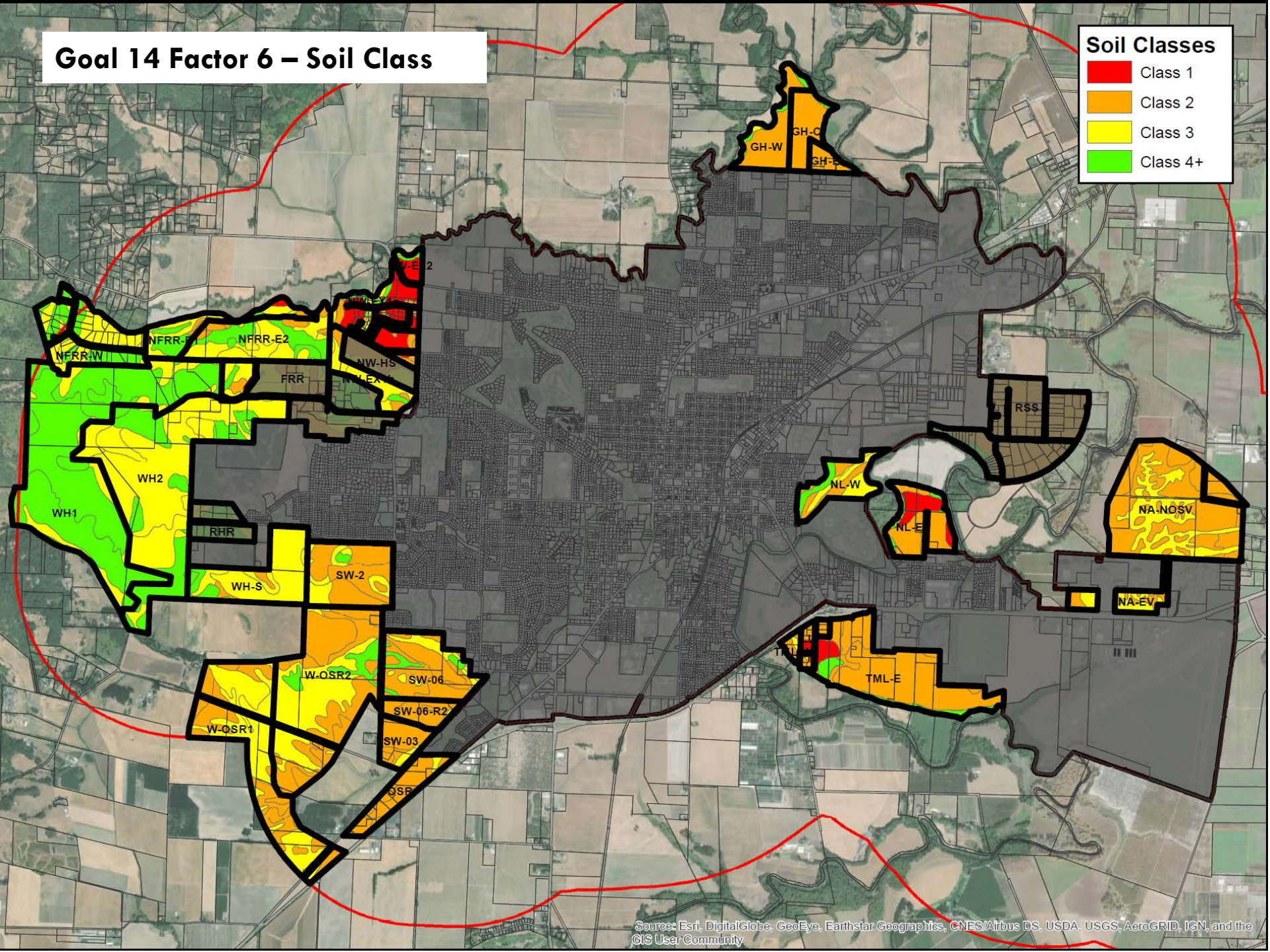
- **Non-Irrigated Soil Classification Map**



Goal 14 Factor 6 – Soil Class

Soil Classes

- Class 1
- Class 2
- Class 3
- Class 4+



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FACTOR 7 – AGRICULTURAL COMPATIBILITY

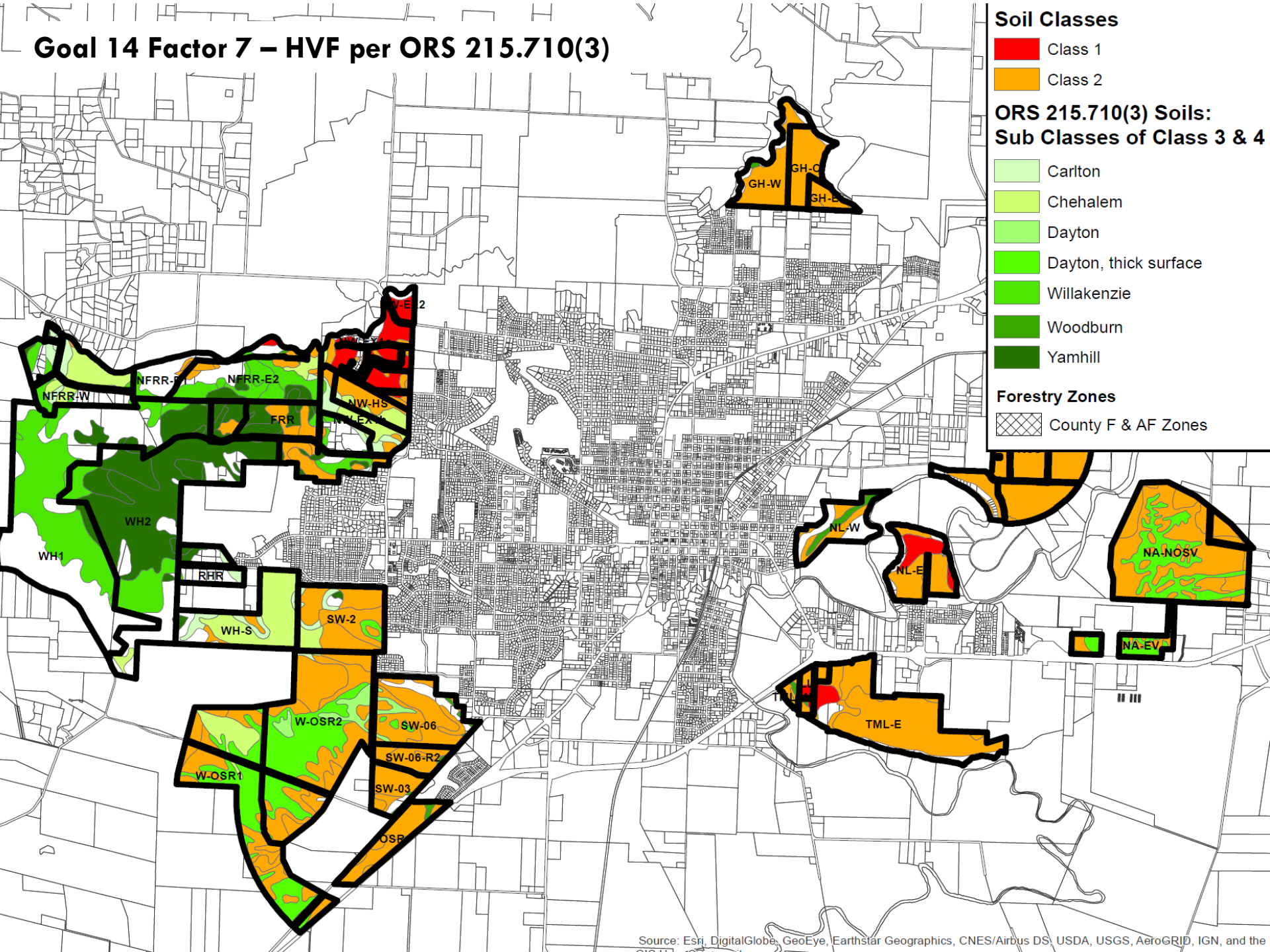
Compatibility of the proposed urban uses with nearby agricultural activities.

Screening Criteria:

- **High Value Farmland (HVFL)**
- **Perimeter proximity to HVFL**



Goal 14 Factor 7 – HVF per ORS 215.710(3)



Soil Classes

- Class 1
- Class 2

ORS 215.710(3) Soils: Sub Classes of Class 3 & 4

- Carlton
- Chehalem
- Dayton
- Dayton, thick surface
- Willakenzie
- Woodburn
- Yamhill

Forestry Zones

- County F & AF Zones

Goal 14 Factor 7 – Add County F and AF Zones

Soil Classes

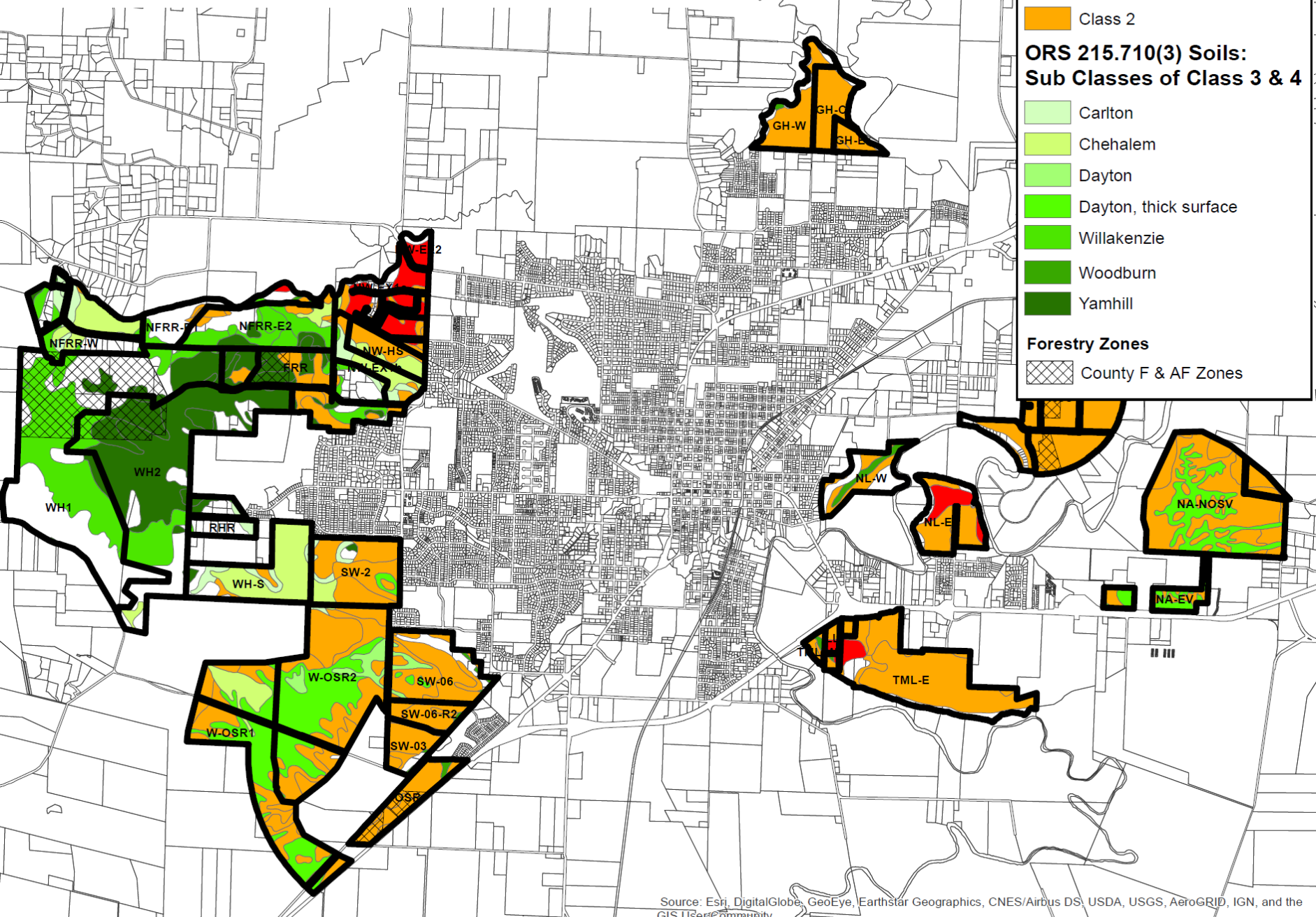
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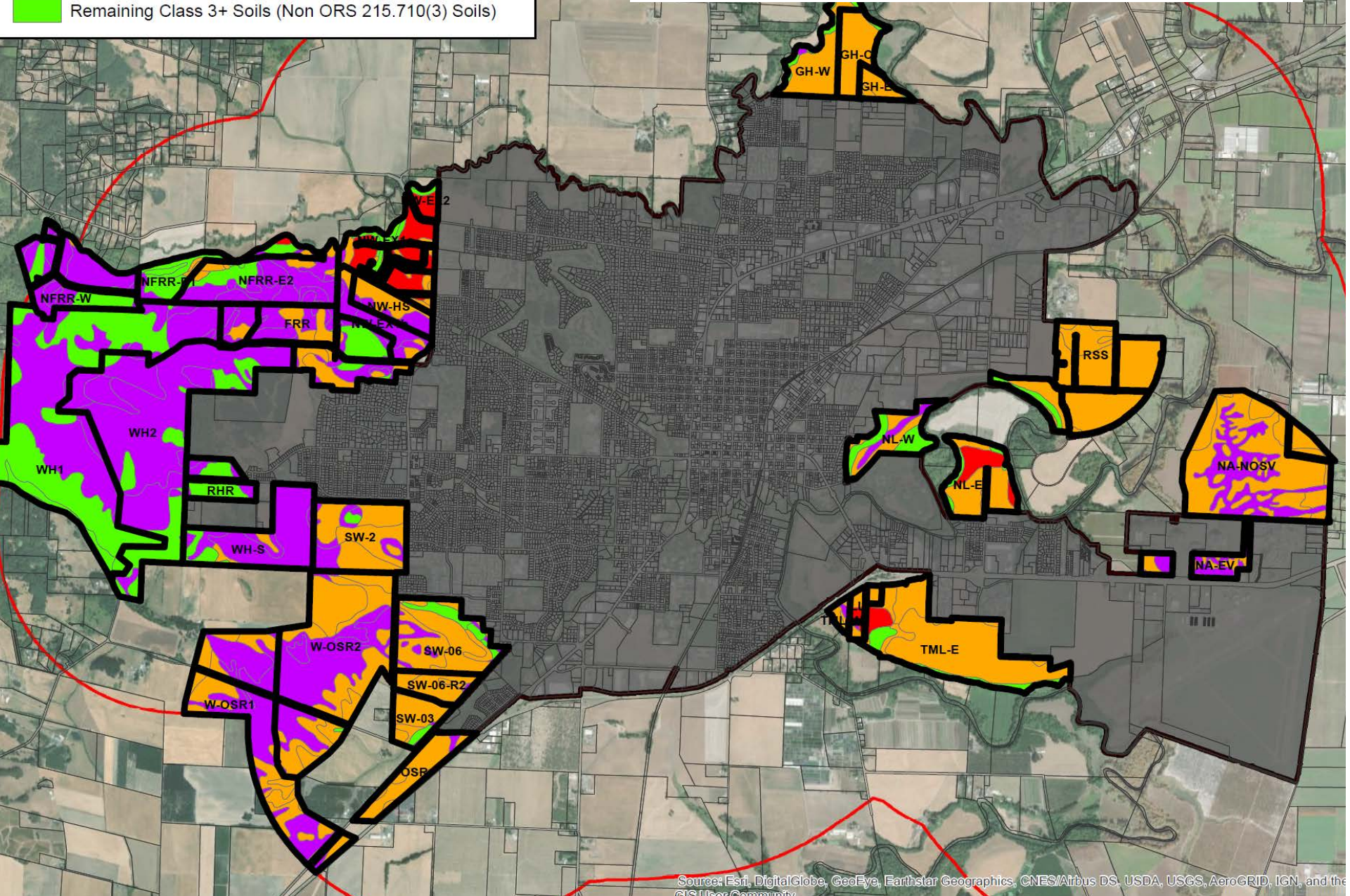
- County F & AF Zones



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Goal 14 Factor 7 – Agricultural Compatibility High Value Farmland

- Class 1
- Class 2
- ORS 215.710(3) Soils - Sub Classes of Class 3 & Class 4
- Remaining Class 3+ Soils (Non ORS 215.710(3) Soils)



RATING GOAL 14 FACTORS

Study Areas	Riverside South	Redmond Hill Road	Fox Ridge Road	Lawson Lane	Old Sheridan Road	Hidden Hills
Total Acres	192.6	39.9	143.4	18.1	54.5	116.3
Buildable Acres	128.6	23.2	65.0	10.8	36.5	58.0
DU Capacity	552.0	81.0	227.0	46.4	127.8	203.0
Net Density (Target 5.7)	4.3	3.5	3.5	4.3	3.5	3.5
Ratings: (1 = poor)						
Public Facilities						
Transportation						
Commercial Suitability	2	1	1	1	1	1
Housing Suitability	1	1	1	1	1	1
Development Cost	3	2	1	3	3	2
Urban Integration	1	2	2	2	1	1
Distance to Services	1	2	2	2	1	1
Parks / Schools	1	1	2	1	1	1
Hazard Risk	3	3	1	3	3	2
High Value Farm Land	2	1	1	1	1	1
Agricultural Conflict	1	1	1	1	1	1
Natural Resources	3	2	1	3	1	1
	18	17	13	18	14	13

Exception Areas Sample

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APPLYING GOAL 14 FACTORS TO PRIORITY LANDS

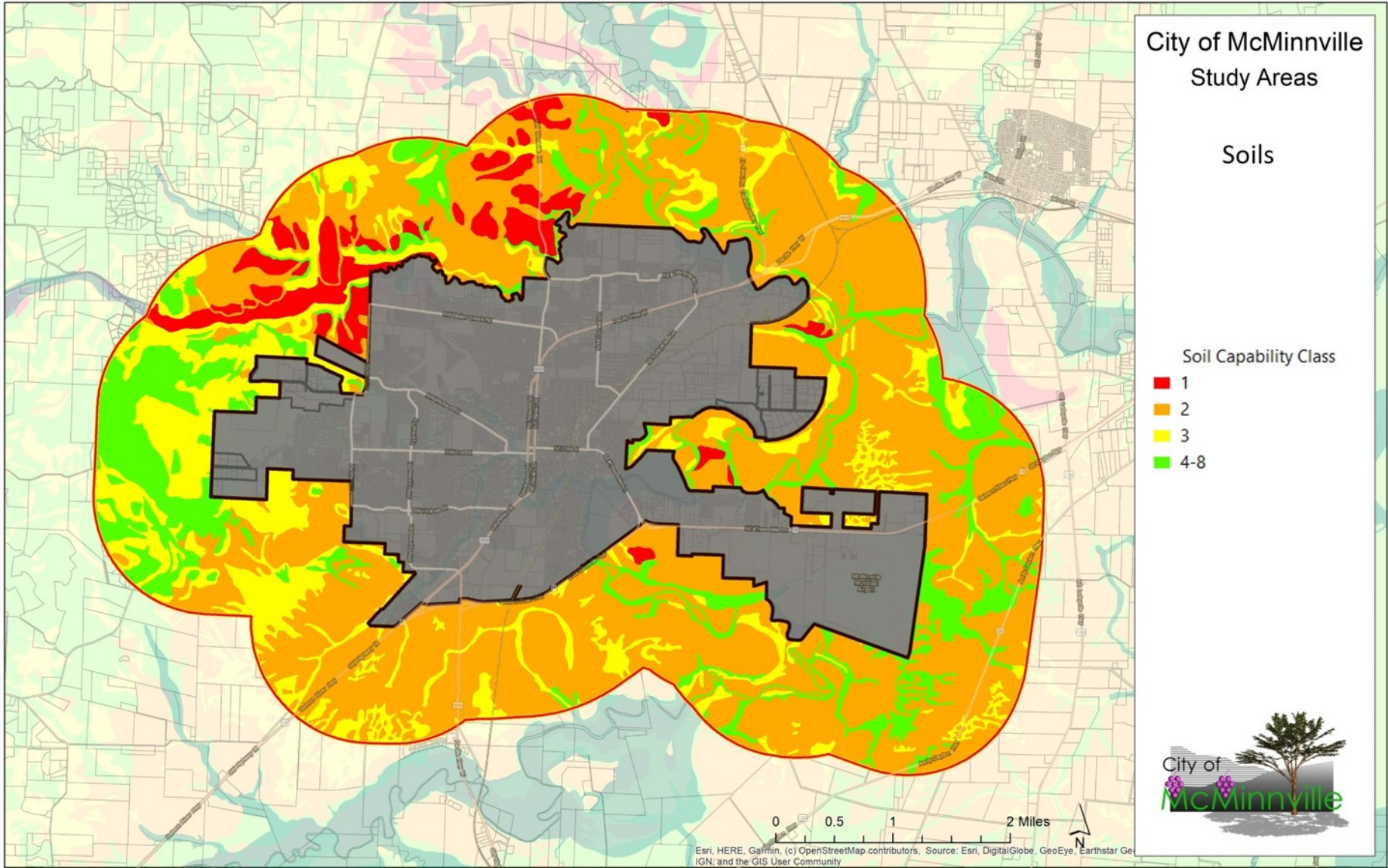
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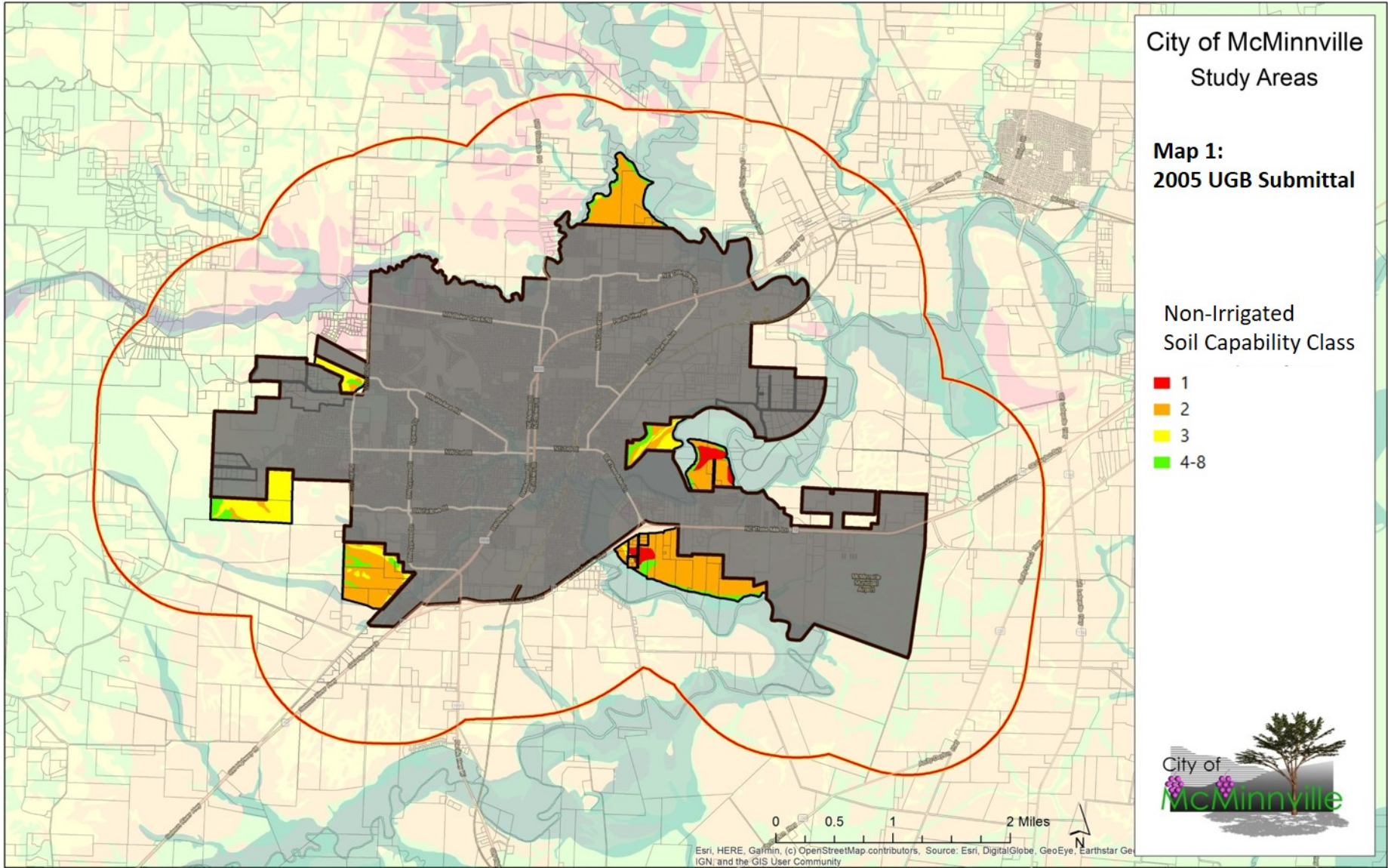
ORS 197.298(1): PRIORITY SELECTION AND THE APPLICATION OF GOAL 14 FACTORS

PLANNING COMMISSION UGB REMAND UPDATE, SEPT 17 2020





Map is a draft, and could change with future refinements



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Goal 14/ORS 197.298
Analysis flaw: Define study areas, identify buildable land, then apply Goal 14 location in sequence to exception areas and finally to resource areas.

City of McMinnville Study Areas

Map 1: 2005 UGB Submittal

Non-Irrigated
Soil Capability Class

- 1
- 2
- 3
- 4-8



0 0.5 1 2 Miles

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, IGN, and the GIS User Community

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Goal 14 Factor 3: The analysis of public facility costs, especially in the West Hills and Old Sheridan Road, were not applied consistently with other study areas.

City of McMinnville Study Areas

Map 1: 2005 UGB Submittal

Non-Irrigated Soil Capability Class

- 1
- 2
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0 0.5 1 2 Miles

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Map is a draft, and could change with future refinements

Goal 14 Factor 6: Expand analysis of priority soils opportunity in select areas.

City of McMinnville Study Areas

Map 1: 2005 UGB Submittal

Non-Irrigated
Soil Capability Class

- 1
- 2
- 3
- 4-8



0 0.5 1 2 Miles

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airphoto, IGN, and the GIS User Community

Map is a draft, and could change with future refinements

Goal 14 Factor 7: Expand the analysis of conflicts with nearby agricultural uses in and adjacent to study areas.

City of McMinnville Study Areas

Map 1: 2005 UGB Submittal

Non-Irrigated
Soil Capability Class

- 1
- 2
- 3
- 4-8



0 0.5 1 2 Miles

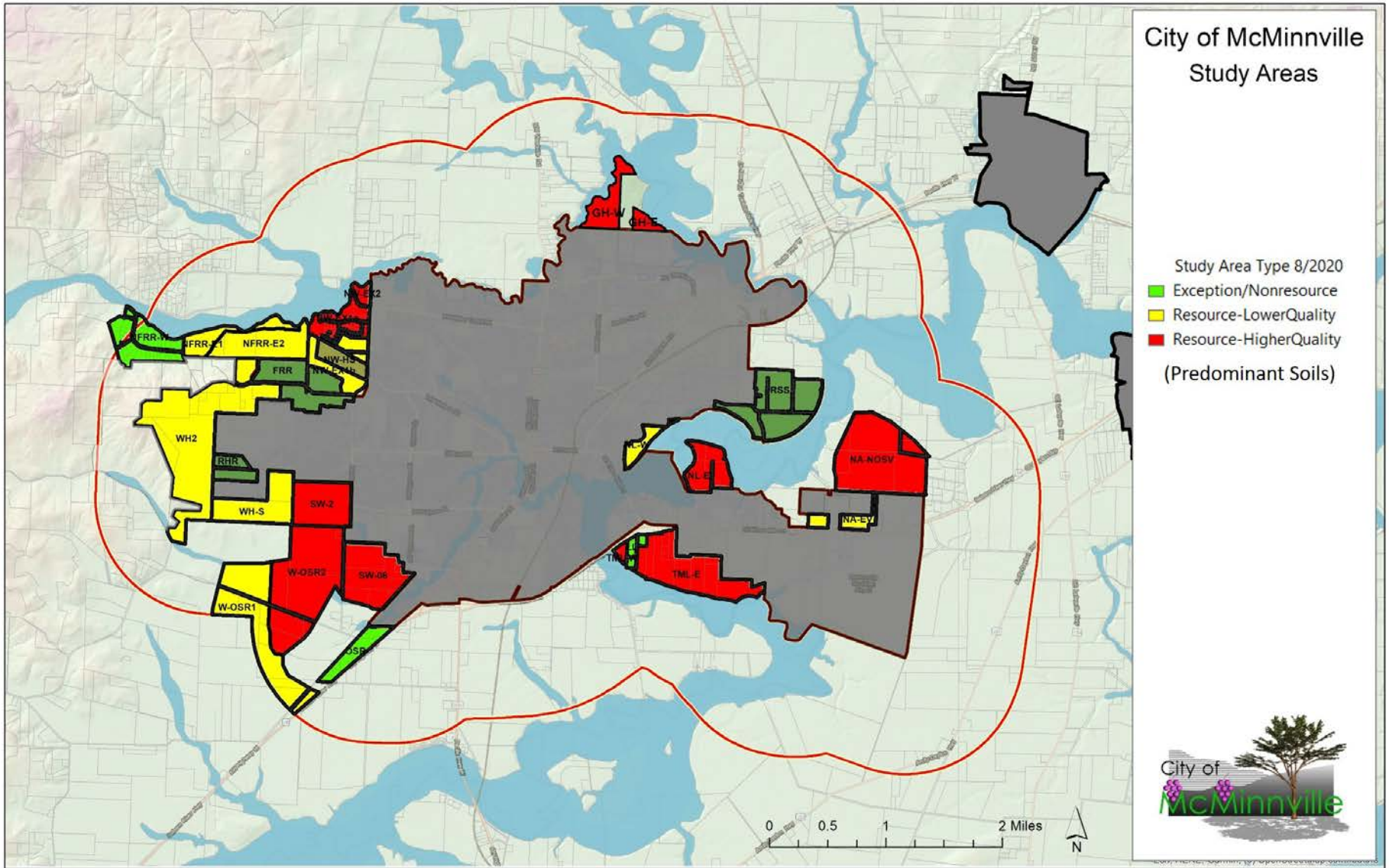
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Map is a draft, and could change with future refinements

EXCEPTION AREAS AND LOWER VALUE RESOURCE LANDS

PLANNING COMMISSION UGB REMAND UPDATE, SEPT 17 2020





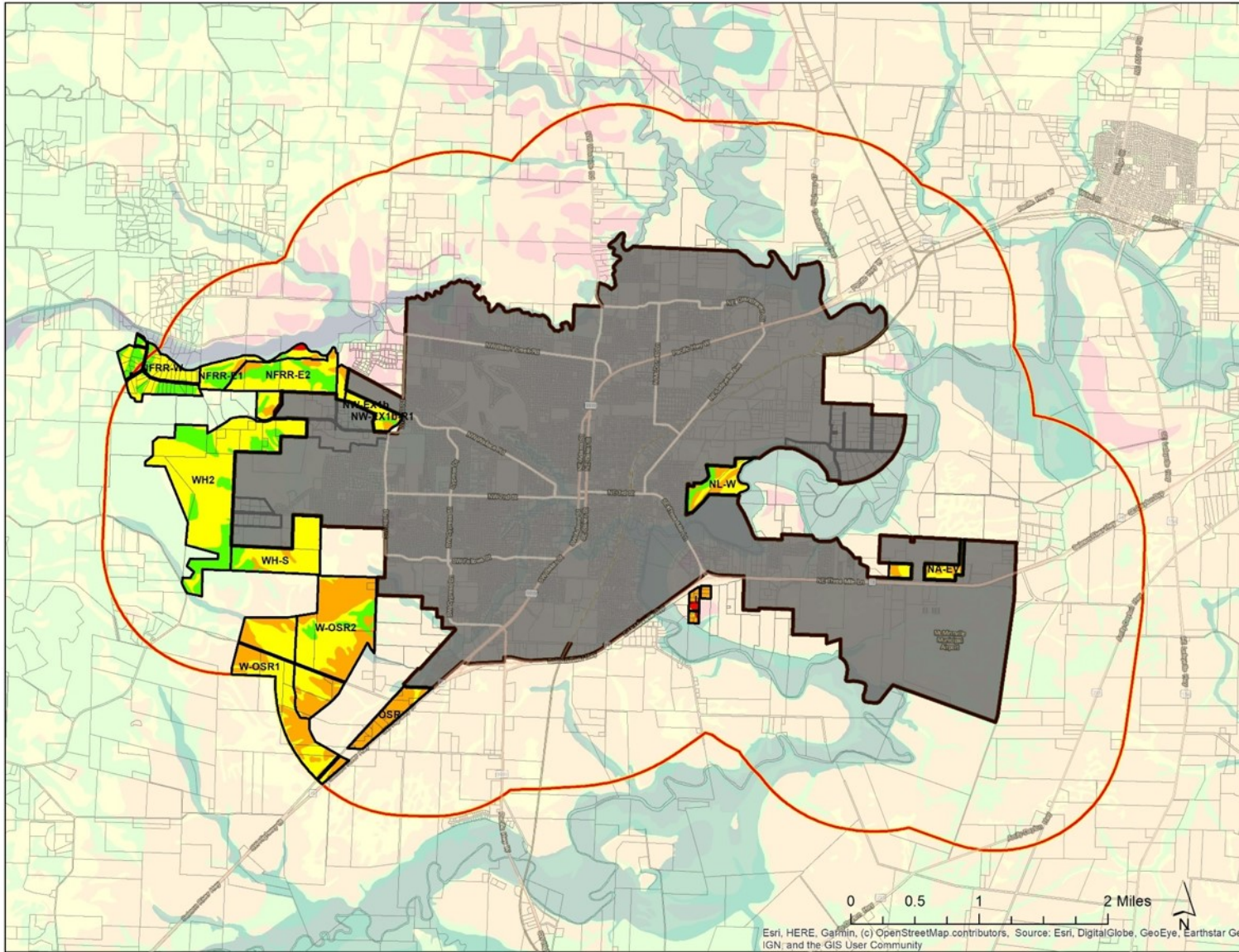
Map is a draft, and could change with future refinements

City of McMinnville
Study Areas

**Map 2a:
Exceptions Lands
& Lower Quality
Resource Lands**

Non-Irrigated
Soil Capability Class

- 1
- 2
- 3
- 4-8



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Map is a draft, and could change with future refinements

City of McMinnville
Study Areas

Map 2a:
Exceptions Lands
& Lower Quality
Resource Lands

Non-Irrigated
Soil Capability Class

- 1
- 2
- 3
- 4-8

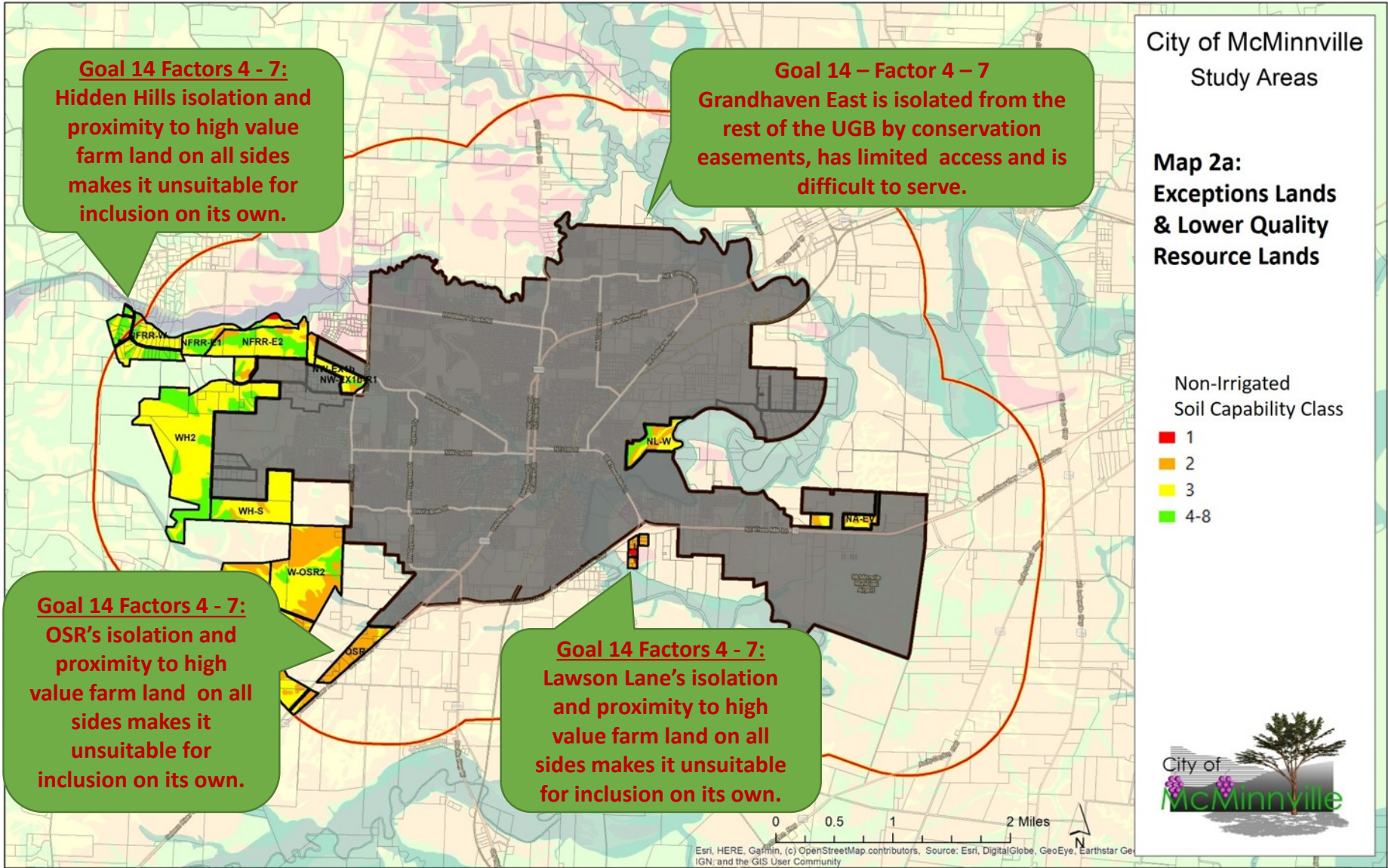


Goal 14 Factors 4 - 7:
Hidden Hills isolation and
proximity to high value
farm land on all sides
makes it unsuitable for
inclusion on its own.

Goal 14 – Factor 4 – 7
Grandhaven East is isolated from the
rest of the UGB by conservation
easements, has limited access and is
difficult to serve.

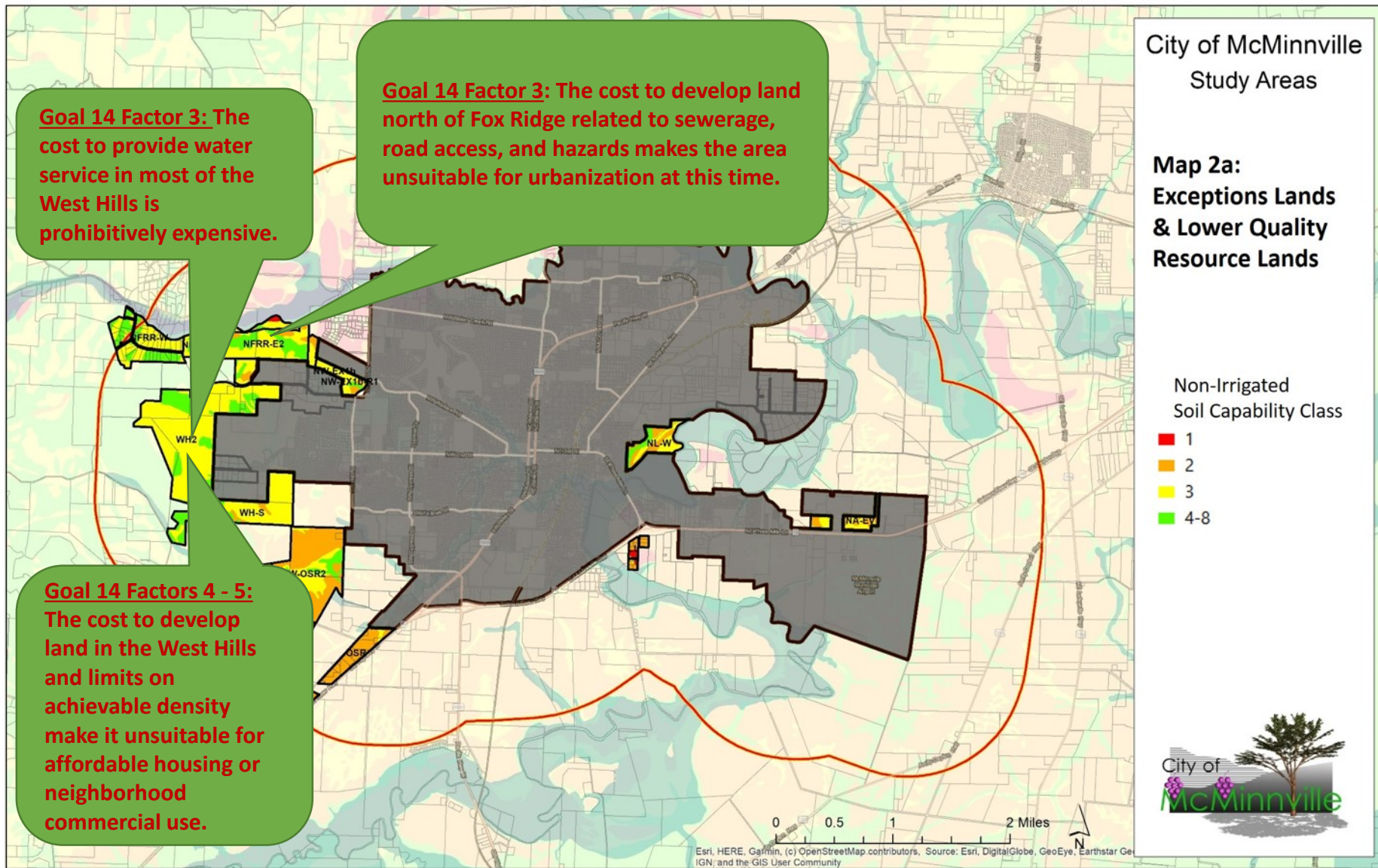
Goal 14 Factors 4 - 7:
OSR's isolation and
proximity to high
value farm land on
all sides makes it
unsuitable for
inclusion on its own.

Goal 14 Factors 4 - 7:
Lawson Lane's isolation
and proximity to high
value farm land on all
sides makes it unsuitable
for inclusion on its own.

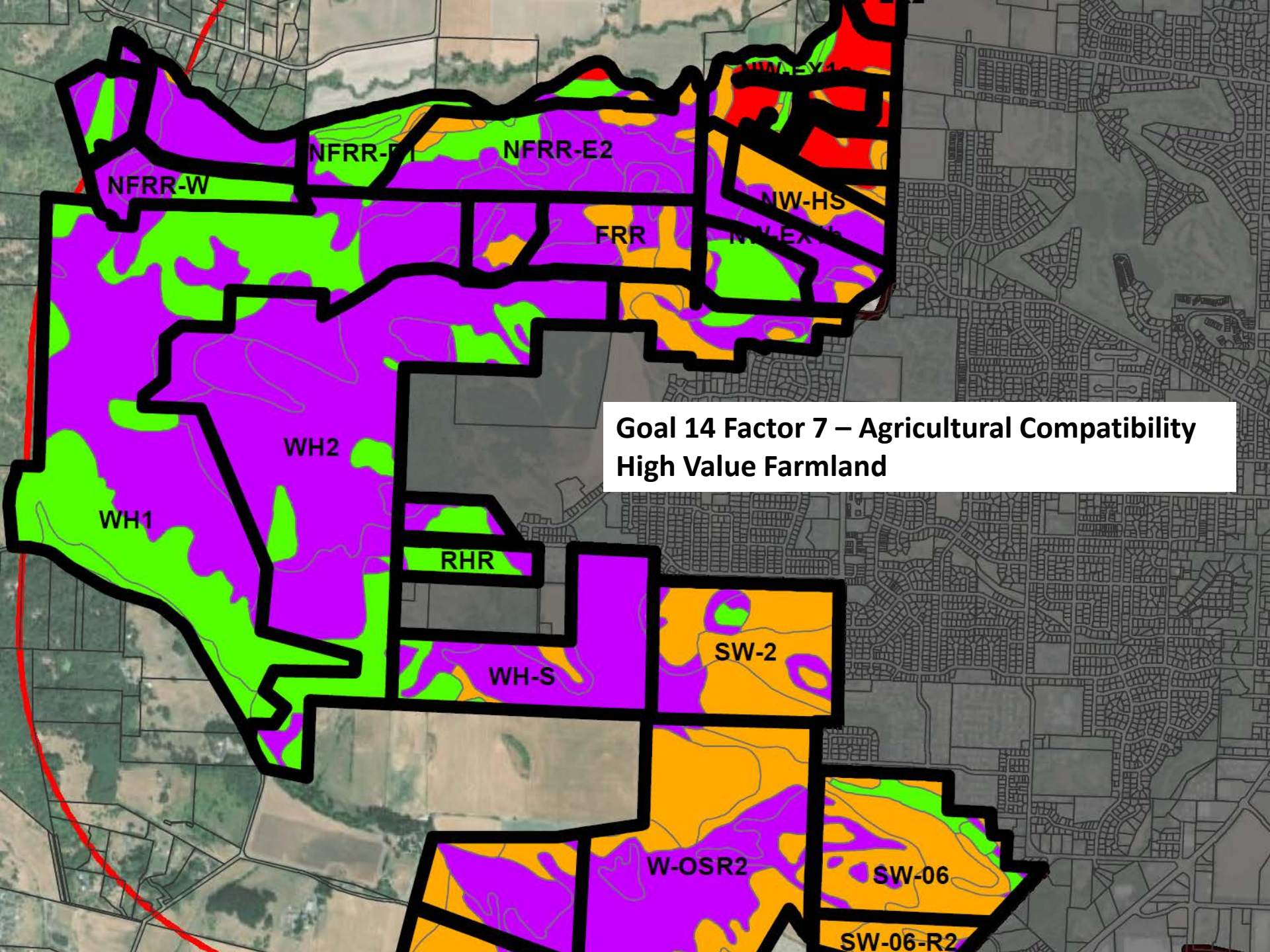


Map is a draft, and could change
with future refinements

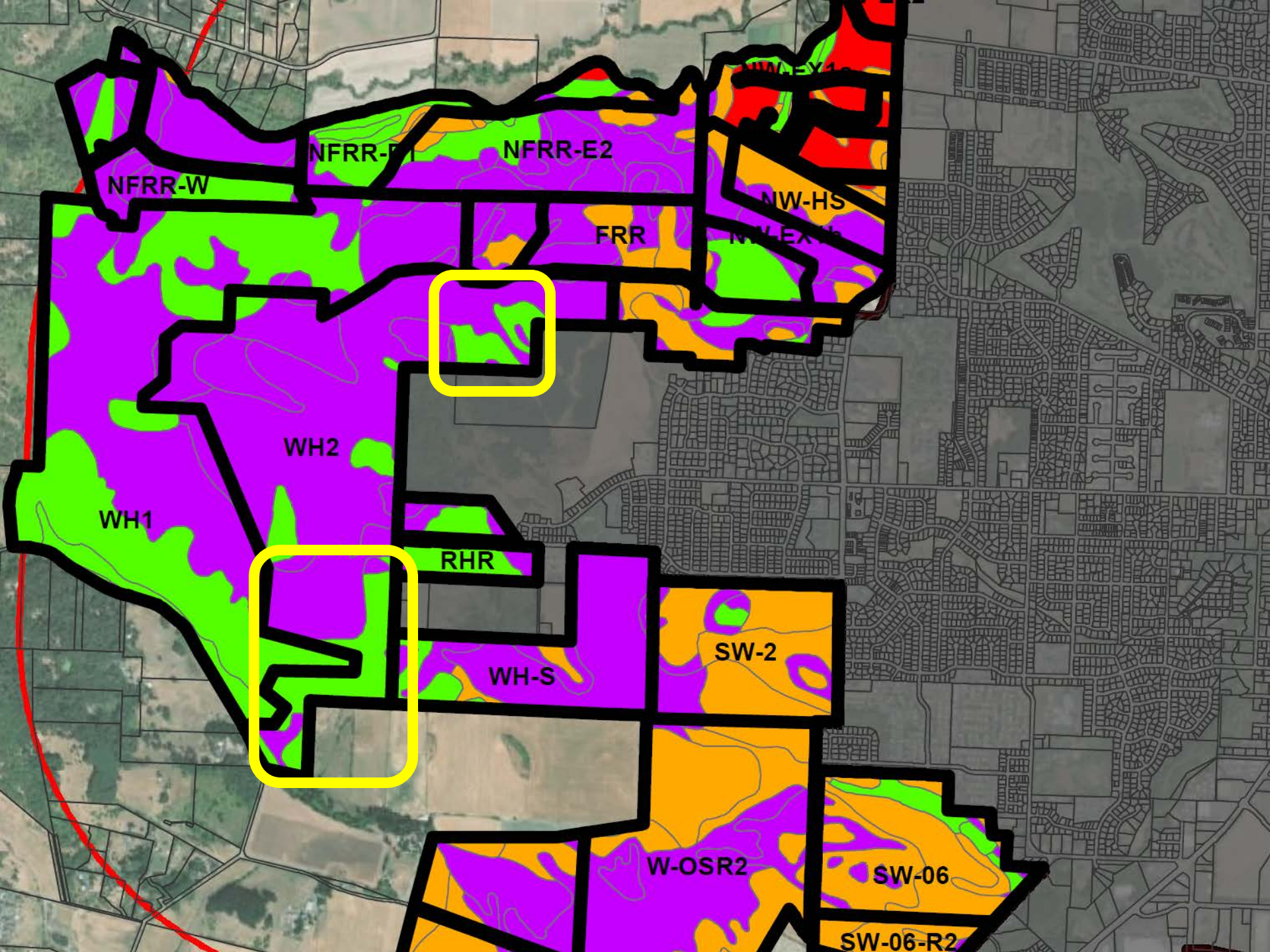
WH2 – ORS 197.298(3)(a) – does not meet identified land need.



Map is a draft, and could change with future refinements



**Goal 14 Factor 7 – Agricultural Compatibility
High Value Farmland**



NFRR-W

NFRR-E1

NFRR-E2

FRR

NW-HS

NW-EX

WH2

WH1

RHR

WH-S

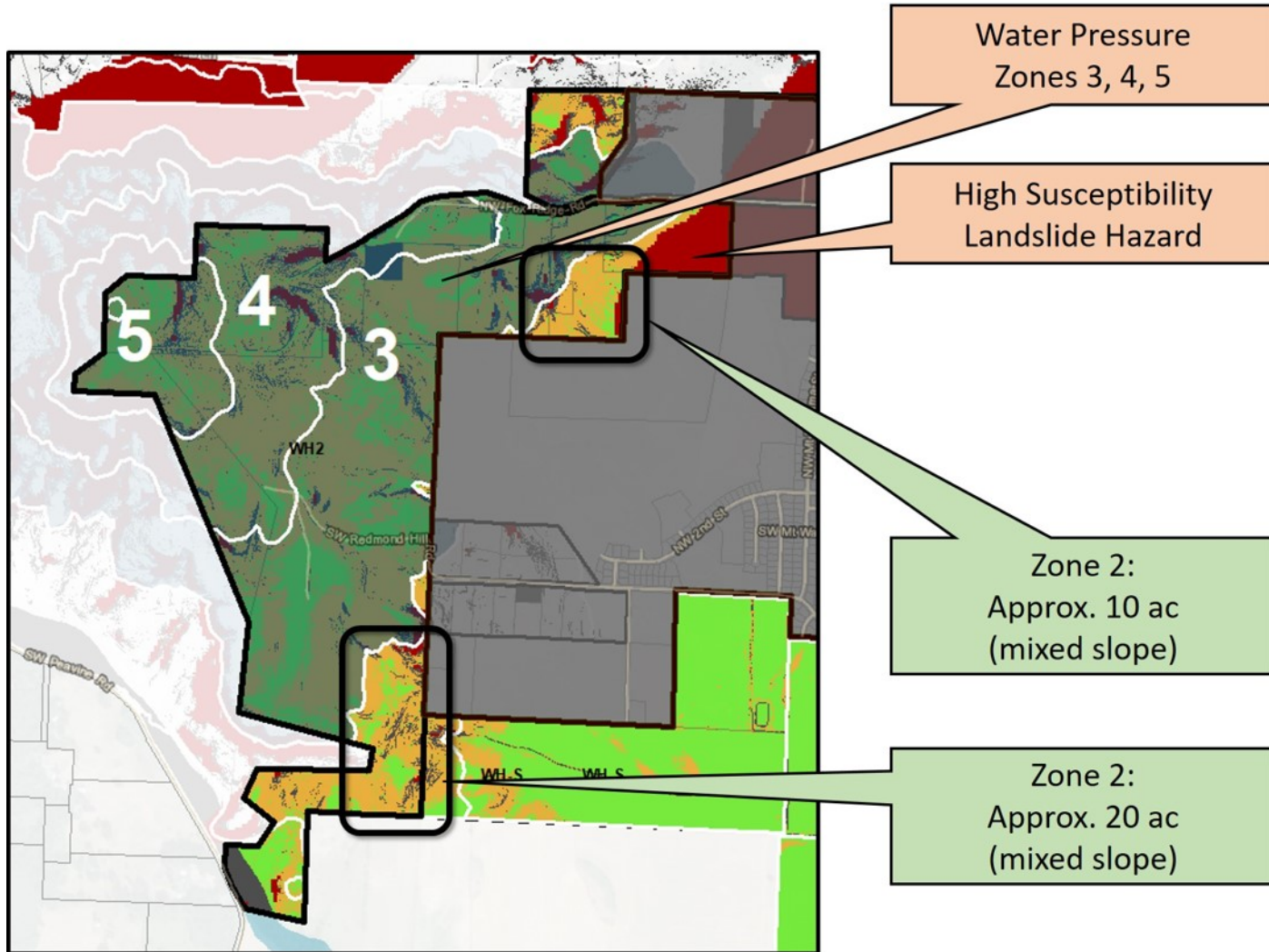
SW-2

W-OSR2

SW-06

SW-06-R2

Goal 14 Factor 3 – Public Facilities



City of McMinnville
Study Areas

Map 2a:
Exceptions Lands
& Lower Quality
Resource Lands

Non-Irrigated
Soil Capability Class

- 1
- 2
- 3
- 4-8



Goal 14 Factor 3: The cost to provide sewer service to these areas without also including the resource areas to the east is prohibitively expensive.

Goal 14 Factor 4 – 5: Norton Lane West is owned by McMinnville Water & Light. It has no residential capacity and is not suitable for neighborhood park of semi-public uses.

Goal 14 Factor 3: The cost to provide sewer service to these areas without also including the resource areas to the east is prohibitively expensive.

0 0.5 1 2 Miles

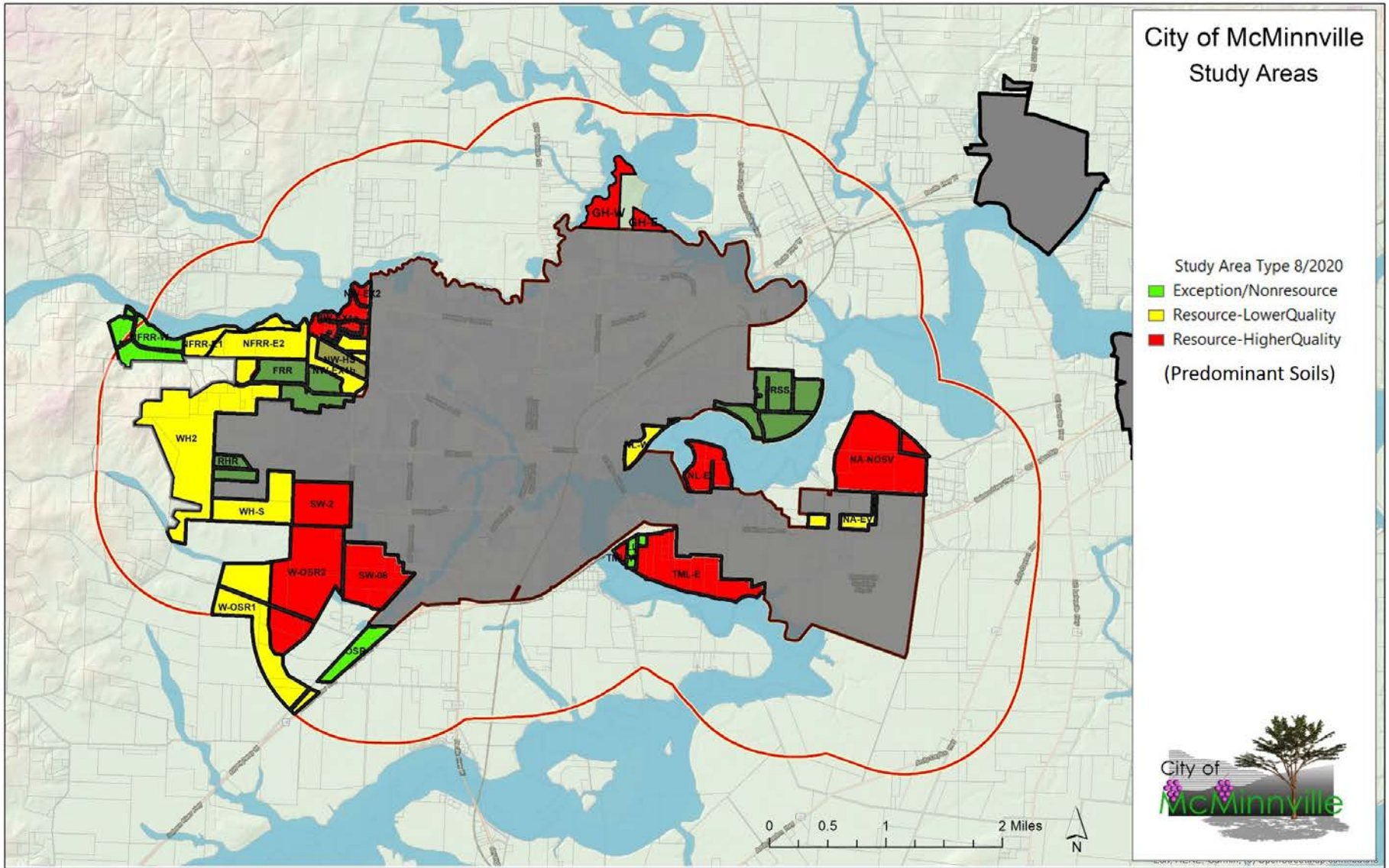
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Map is a draft, and could change with future refinements

HIGHER VALUE RESOURCE LANDS WITH LOW GOAL 14 FACTOR SCORES

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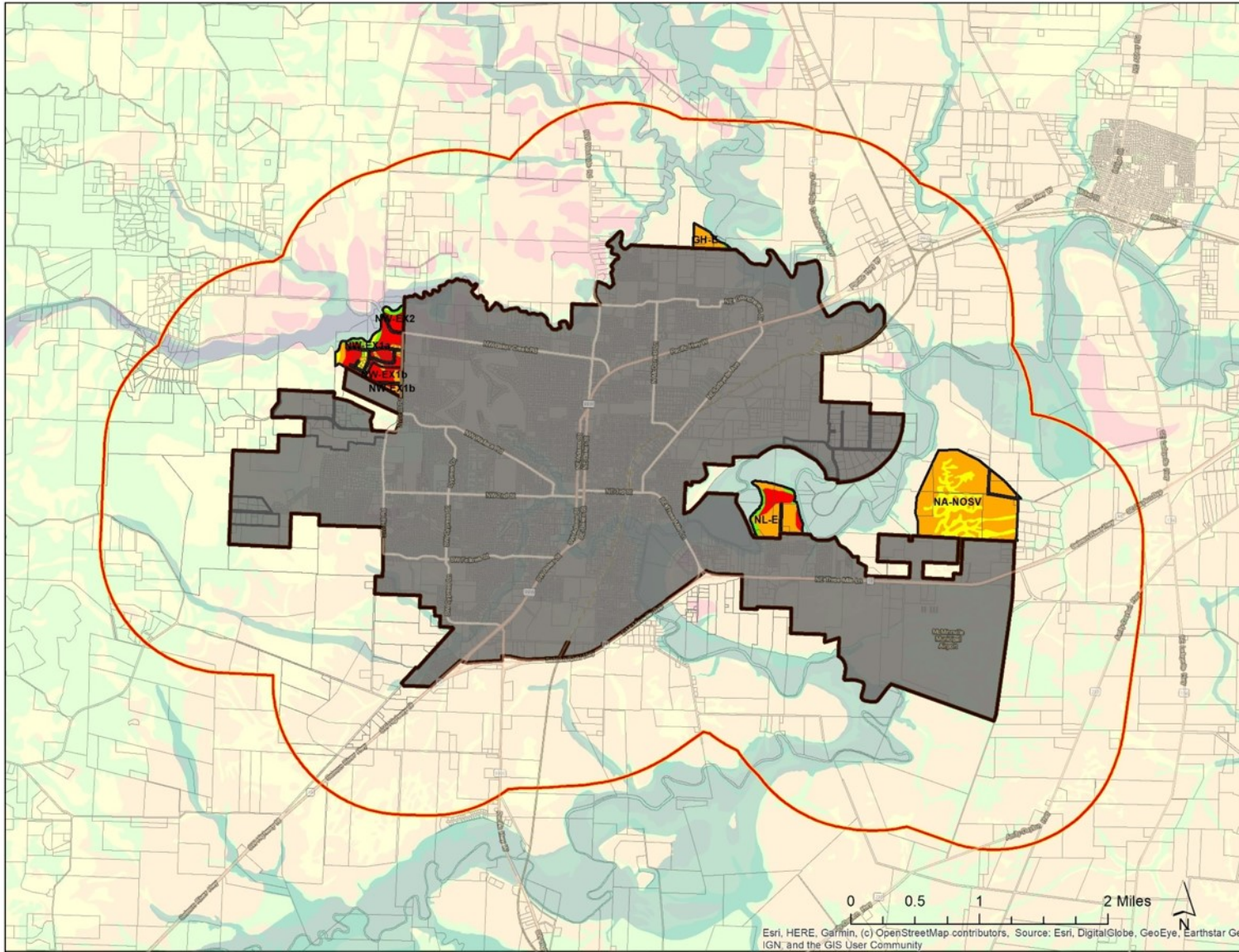
Map is a draft, and could change with future refinements

City of McMinnville Study Areas

Map 2b: Resource Lands – Higher Quality Land with Low Goal 14 Scores

Non-Irrigated
Soil Capability Class

- 1
- 2
- 3
- 4-8



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Map is a draft, and could change with future refinements

City of McMinnville Study Areas

**Map 2b:
Resource Lands –
Higher Quality Land
with Low Goal 14
Scores**

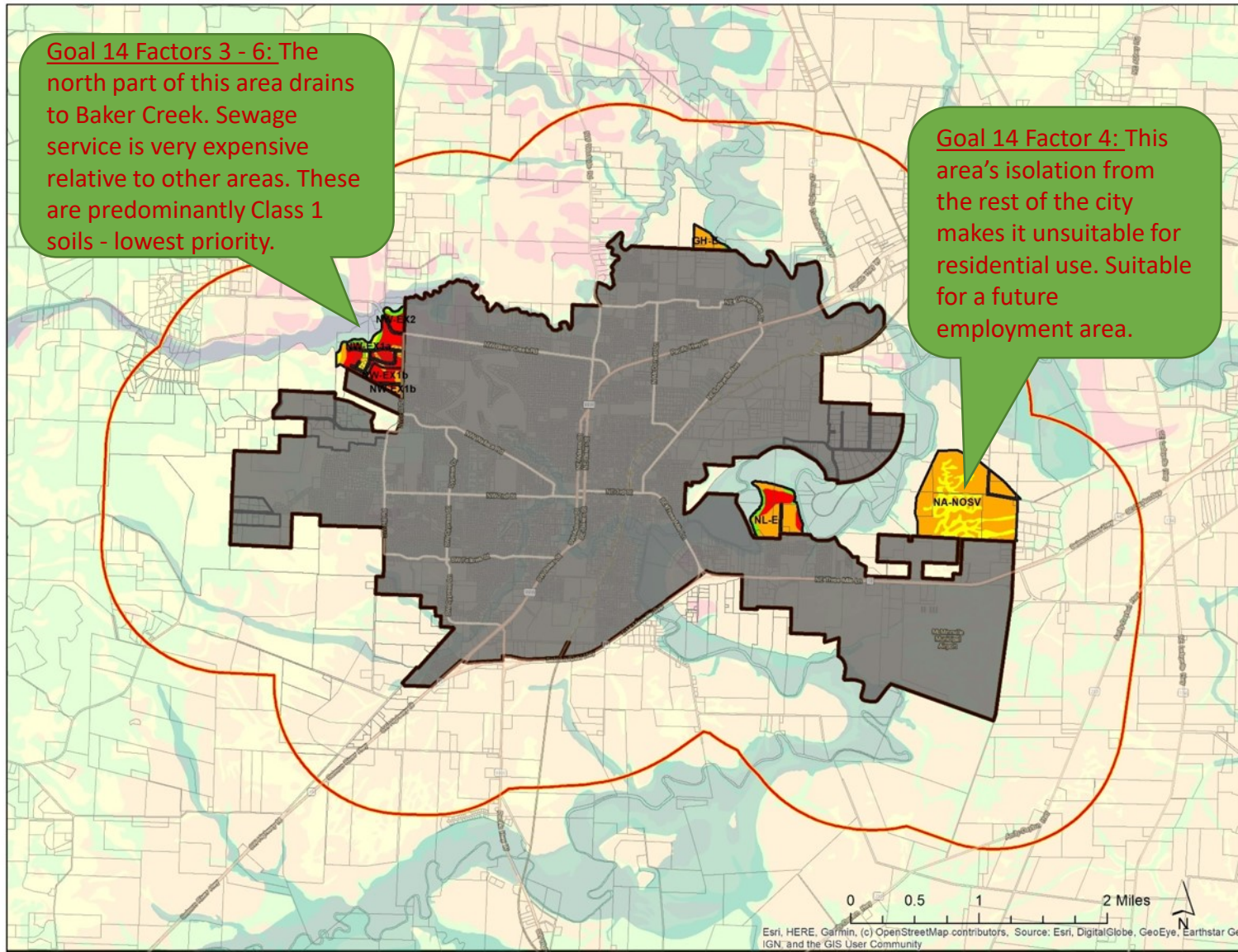
Non-Irrigated
Soil Capability Class

- 1
- 2
- 3
- 4-8



Goal 14 Factors 3 - 6: The north part of this area drains to Baker Creek. Sewage service is very expensive relative to other areas. These are predominantly Class 1 soils - lowest priority.

Goal 14 Factor 4: This area's isolation from the rest of the city makes it unsuitable for residential use. Suitable for a future employment area.

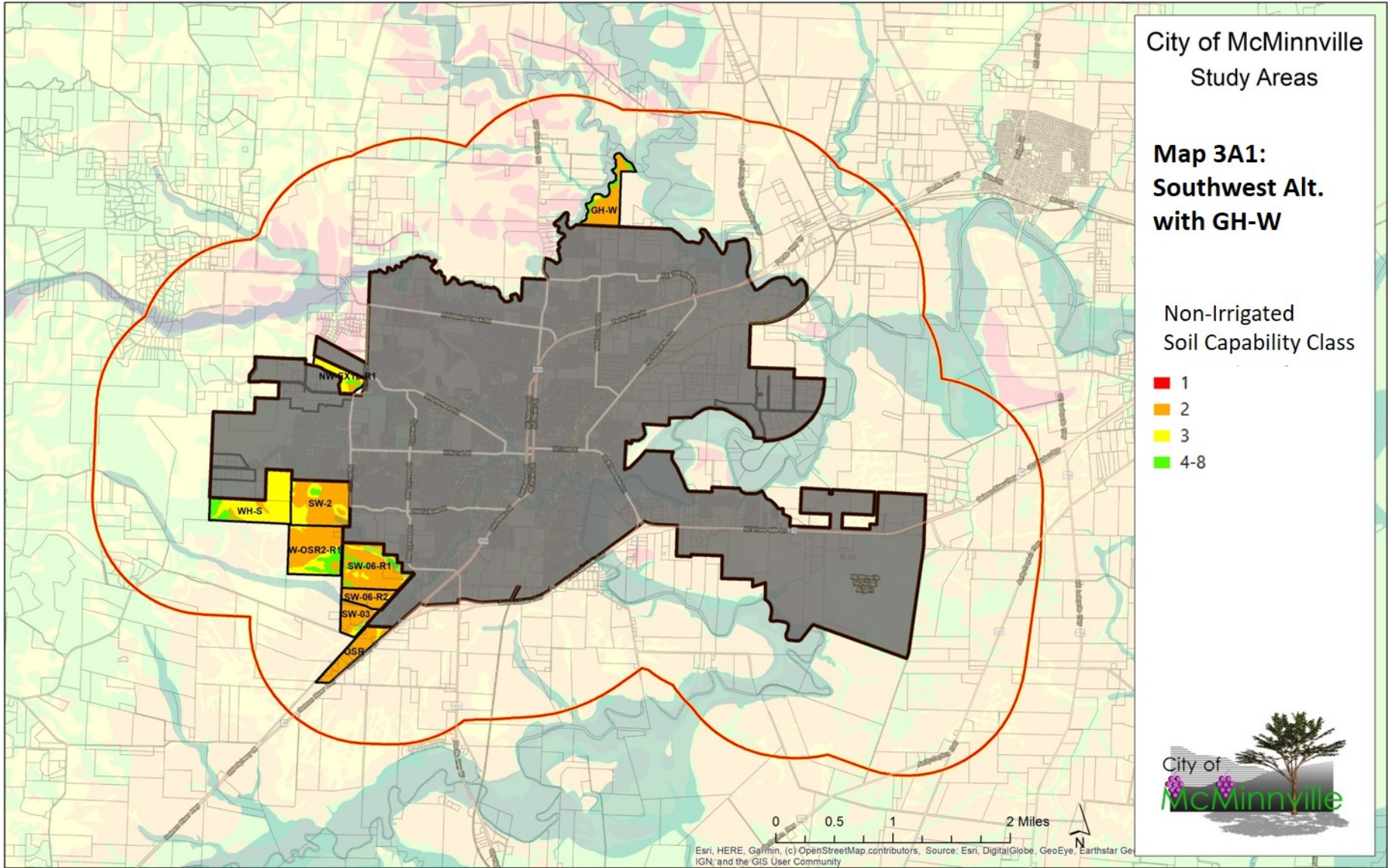


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ALTERNATIVES

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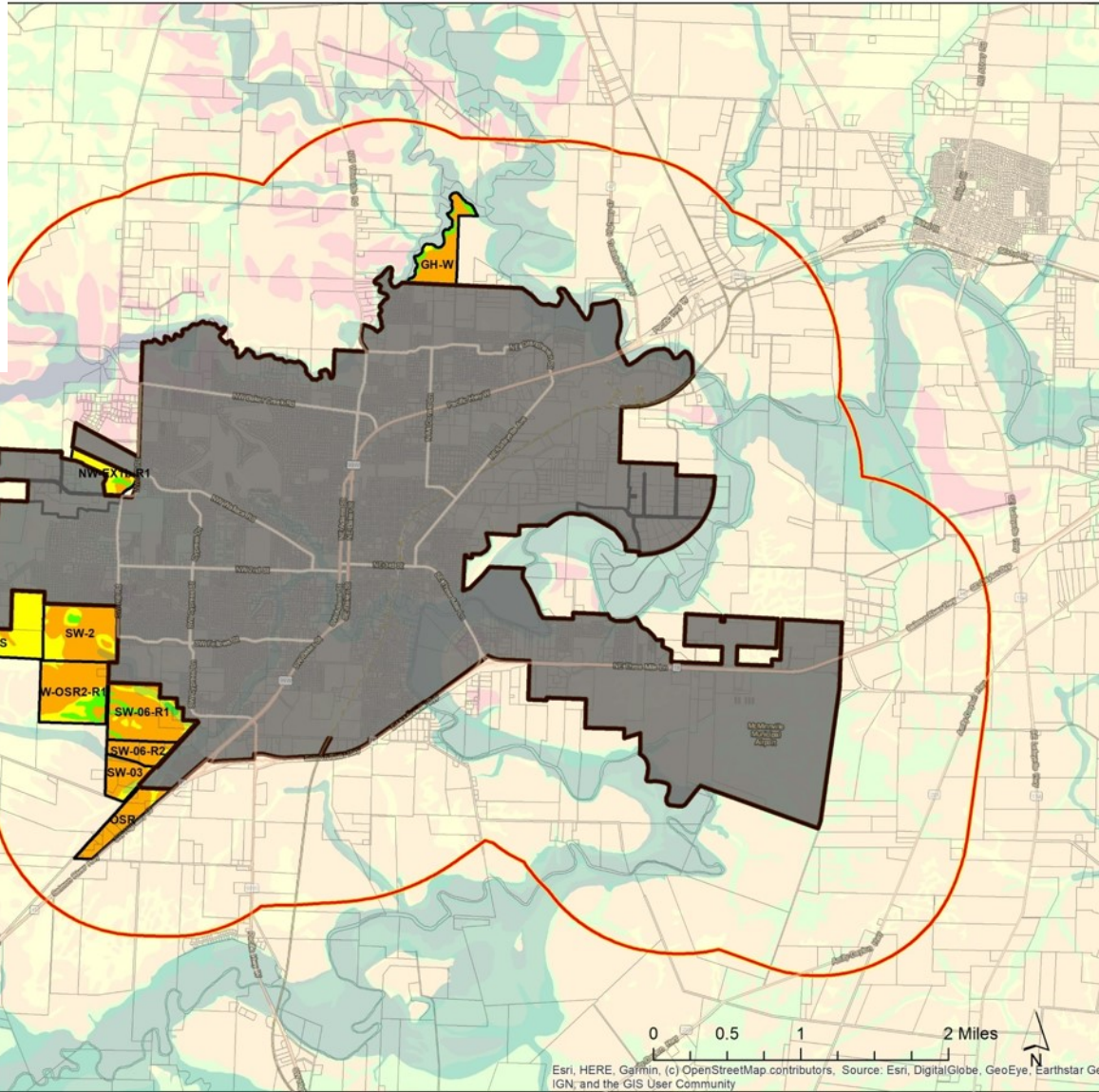




Map is a draft, and could change with future refinements

Area	Alt.
	3A1 SW+GHW
Gross Acres	719.4
Bld Acres:	642.3
-Comm	60.0
-P/SP	383.0
-Res	199.3
--0-10%	158.6
--10-25%	39.6
-Res Capacity	1,161
--0-10%	991
--10-25%	170
DU/Gross Res Bld Ac	5.8

Deficit DUs	28
Deficit Gross Res Bld Ac	4.5



City of McMinnville Study Areas

Map 3A1: Southwest Alt. with GH-W

Non-Irrigated
Soil Capability Class

- 1
- 2
- 3
- 4-8



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR Aero, IGN, and the GIS User Community

Map is a draft, and could change with future refinements

City of McMinnville
Study Areas

**Map 3A2:
Southwest Alt.
with NL-E**

Non-Irrigated
Soil Capability Class

- 1
- 2
- 3
- 4-8



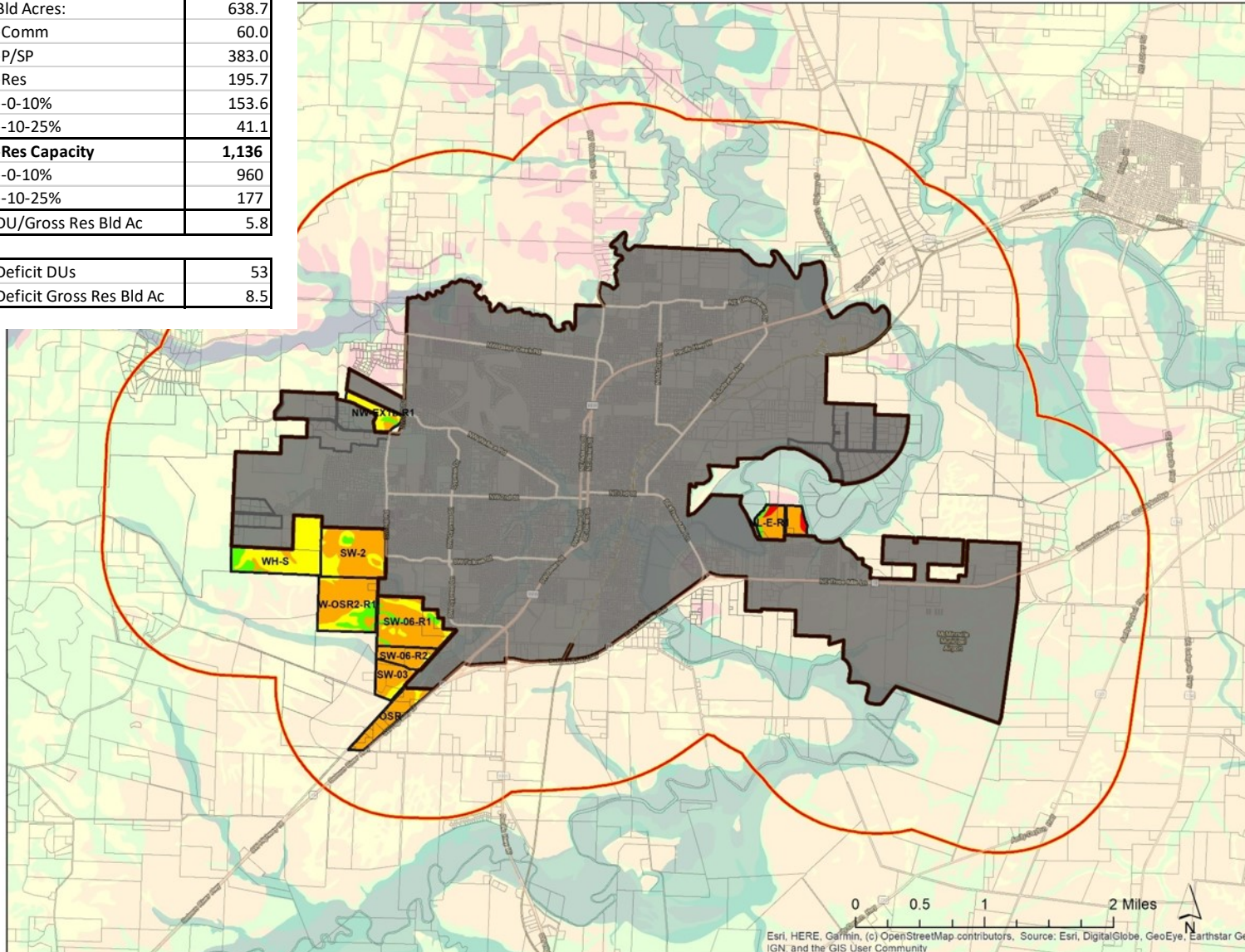
0 0.5 1 2 Miles

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR Aero, IGN, and the GIS User Community

Map is a draft, and could change with future refinements

Area	Alt.
	3A2 SW+NLE
Gross Acres	707.0
Bld Acres:	638.7
-Comm	60.0
-P/SP	383.0
-Res	195.7
--0-10%	153.6
--10-25%	41.1
-Res Capacity	1,136
--0-10%	960
--10-25%	177
DU/Gross Res Bld Ac	5.8

Deficit DUs	53
Deficit Gross Res Bld Ac	8.5



City of McMinnville Study Areas

Map 3A2: Southwest Alt. with NL-E

- Non-Irrigated
Soil Capability Class
- 1
 - 2
 - 3
 - 4-8



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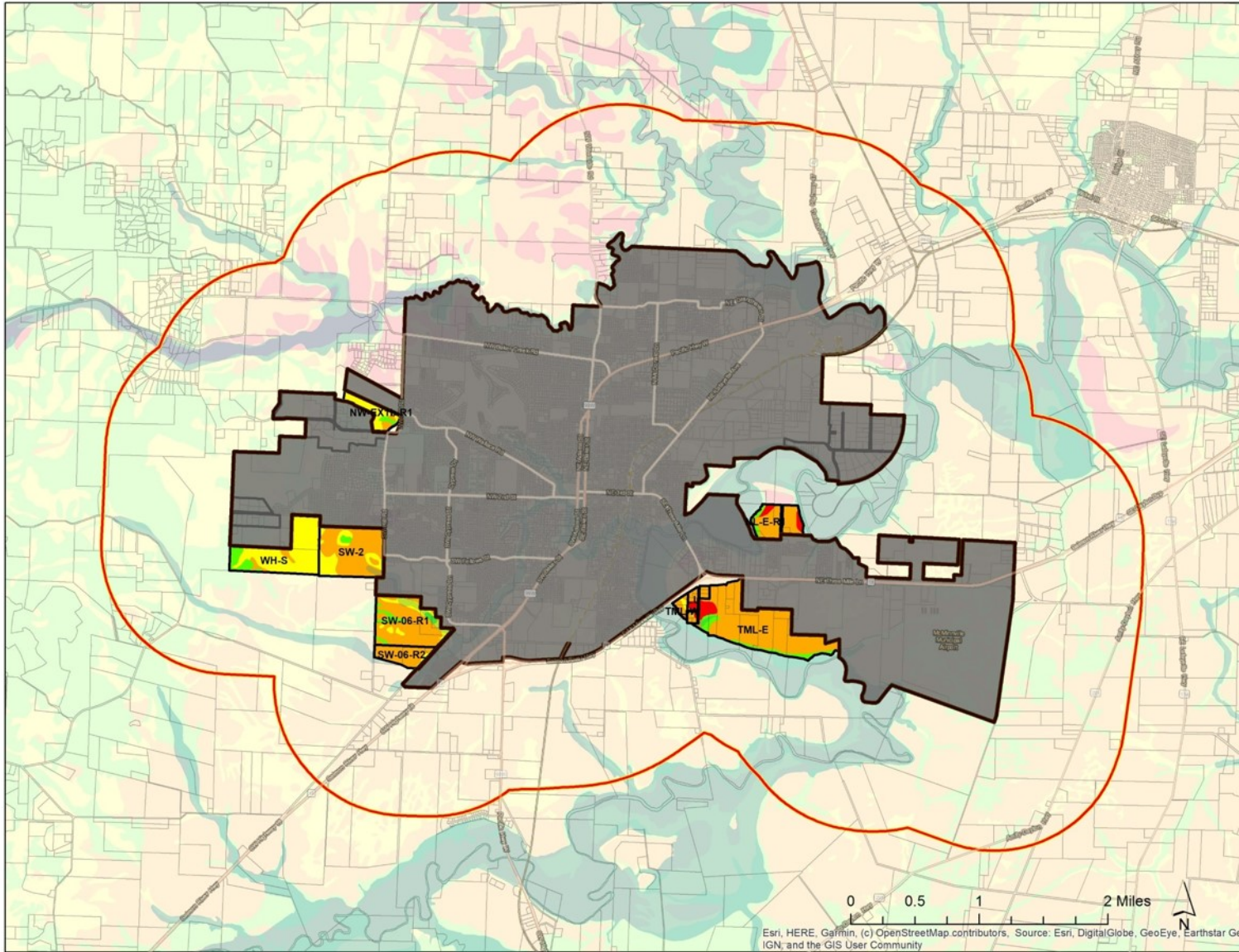
Map is a draft, and could change with future refinements

City of McMinnville
Study Areas

**Map 3B:
Three Mile Lane
Alternative**

Non-Irrigated
Soil Capability Class

- 1
- 2
- 3
- 4-8

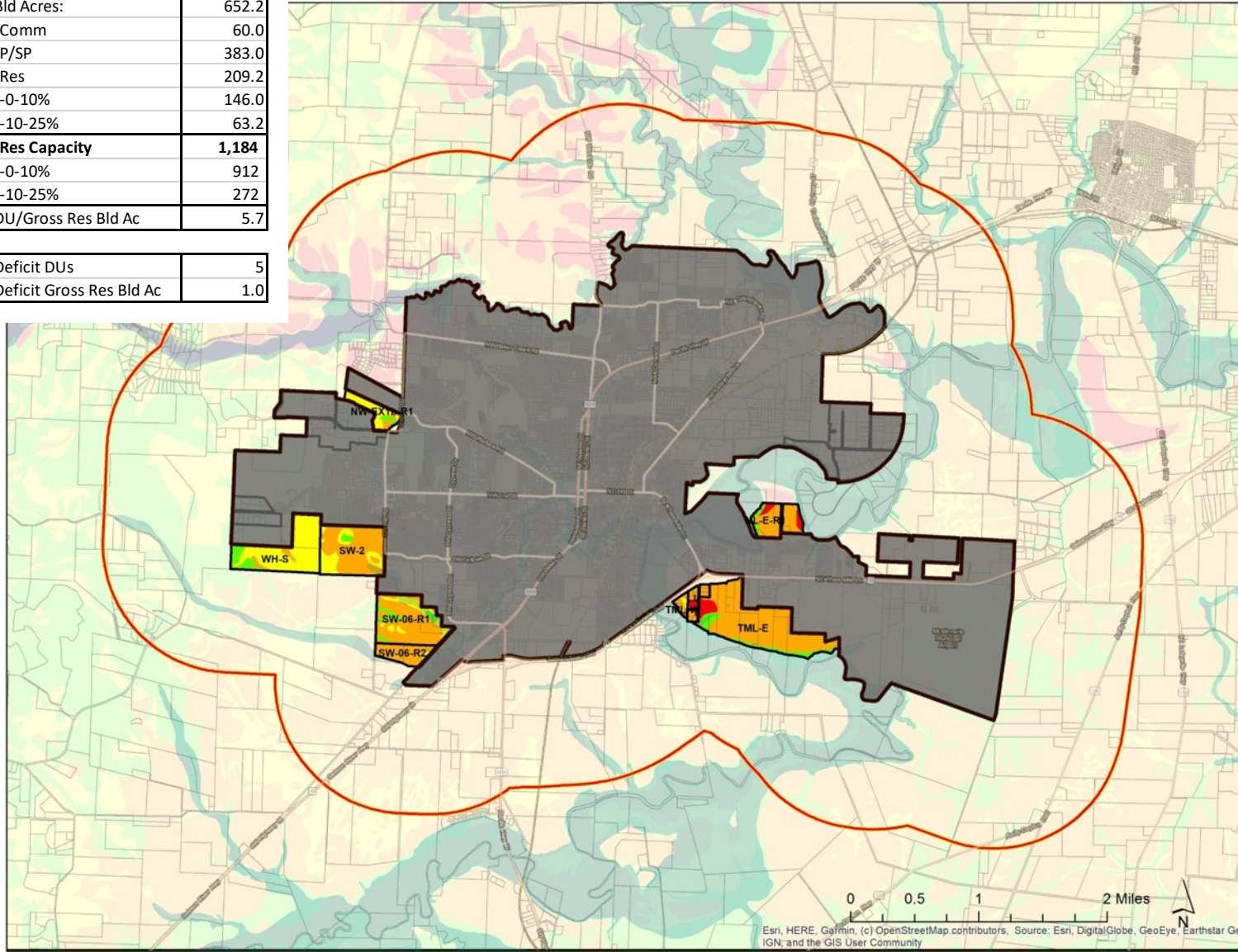


Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR Aero, IGN, and the GIS User Community

Map is a draft, and could change with future refinements

Area	Alt.
	3B 3ML
Gross Acres	717.8
Bld Acres:	652.2
-Comm	60.0
-P/SP	383.0
-Res	209.2
--0-10%	146.0
--10-25%	63.2
-Res Capacity	1,184
--0-10%	912
--10-25%	272
DU/Gross Res Bld Ac	5.7

Deficit DUs	5
Deficit Gross Res Bld Ac	1.0



City of McMinnville
Study Areas

**Map 3B:
Three Mile Lane
Alternative**

Non-Irrigated
Soil Capability Class

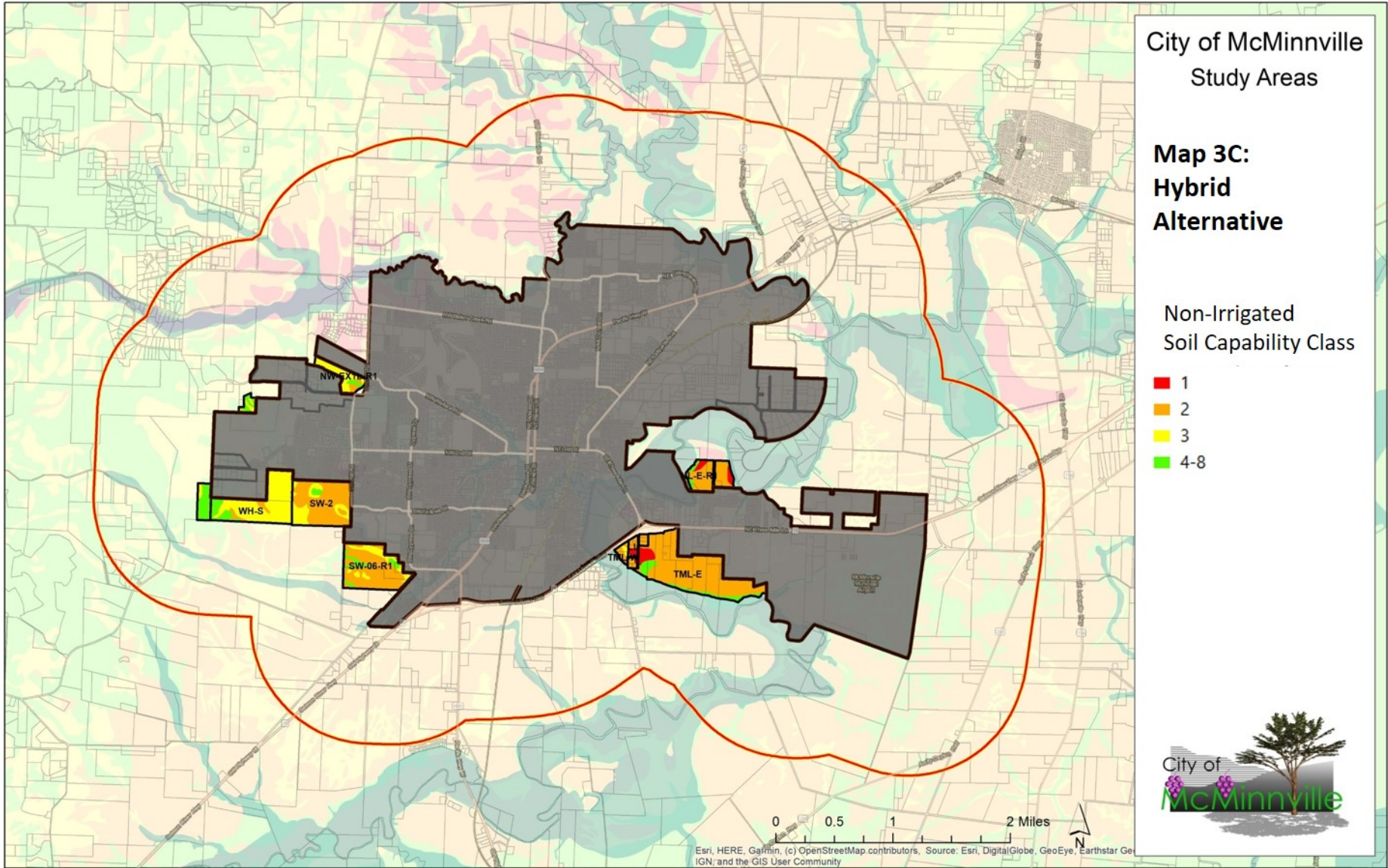
- 1
- 2
- 3
- 4-8



0 0.5 1 2 Miles

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airphoto, IGN, and the GIS User Community

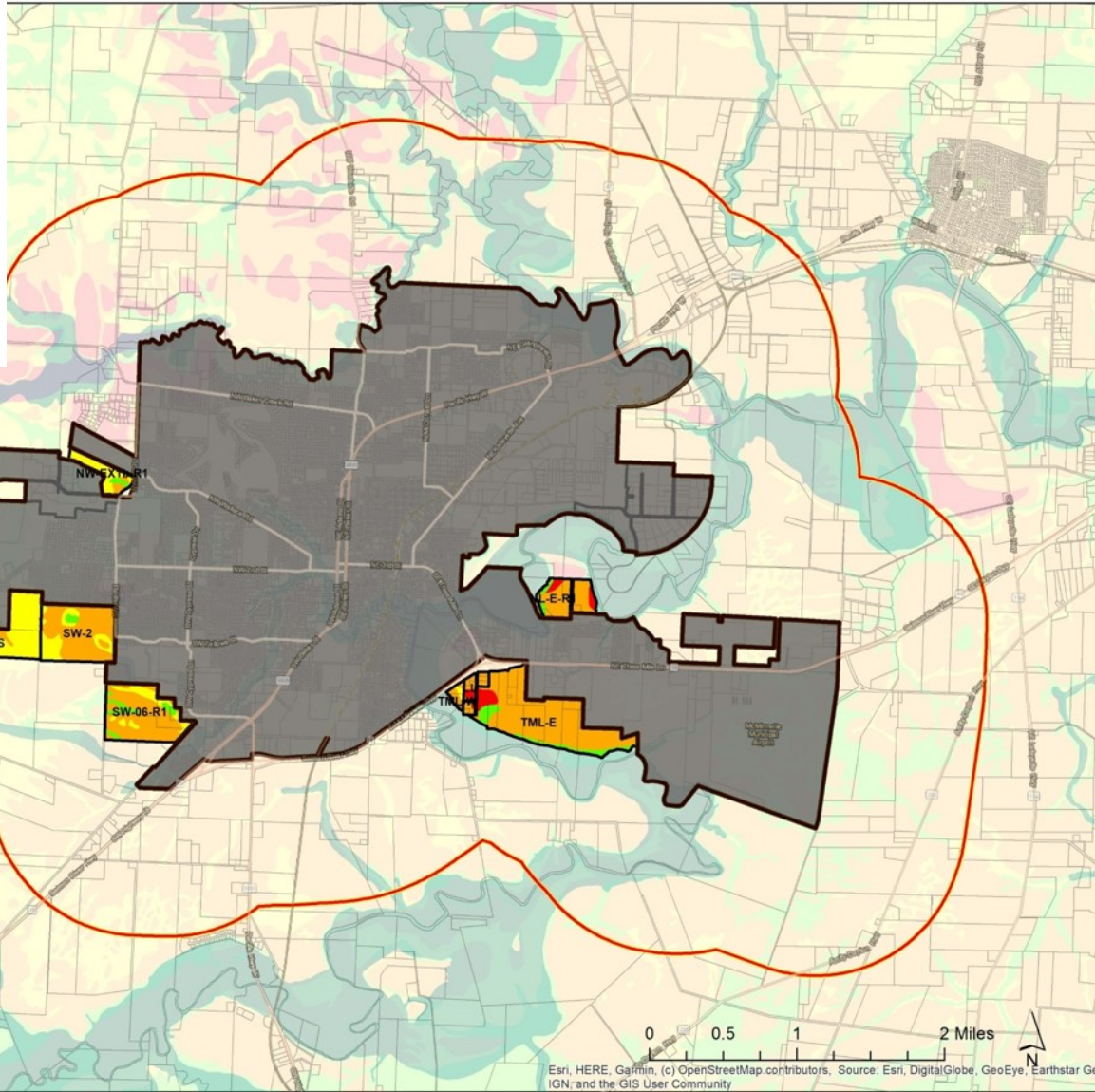
Map is a draft, and could change with future refinements



Map is a draft, and could change with future refinements

Area	Alt.
	3C Hybrid
Gross Acres	714.0
Bld Acres:	648.1
-Comm	60.0
-P/SP	383.0
-Res	204.6
--0-10%	119.3
--10-25%	85.3
-Res Capacity	1,112
--0-10%	746
--10-25%	367
DU/Gross Res Bld Ac	5.4

Deficit DUs	77
Deficit Gross Res Bld Ac	12.5



City of McMinnville
Study Areas

**Map 3C:
Hybrid
Alternative**

Non-Irrigated
Soil Capability Class

- 1
- 2
- 3
- 4-8



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Map is a draft, and could change with future refinements

HOW DO THE ALTERNATIVES ACHIEVE THE STATED NEED?

Residential Need (DUs)	
DUs	1,189
Commercial Need (gross bld ac)	
Total	106
Eff Meas: RZ Surplus I to C	46
Balance in UGB Areas	60
Public/Semi-Public Need (gross bld ac)	
-Public Schools	54.0
-Public Parks	254.0
-Religious	47.6
-Other	27.5
SUM Needed in UGB Areas	383.1

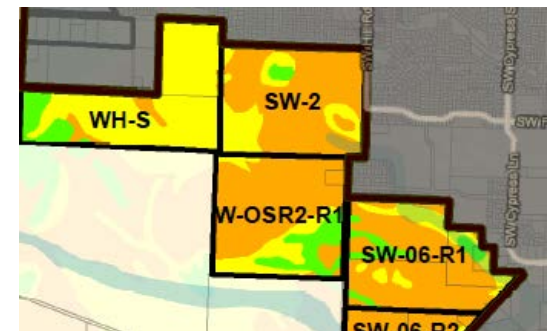
Area	Alternative			
	3A1 SW+GHW	3A2 SW+NLE	3B 3ML	3C Hybrid
Gross Acres	719.4	707.0	717.8	714.0
Bld Acres:	642.3	638.7	652.2	648.1
-Comm	60.0	60.0	60.0	60.0
-P/SP	383.0	383.0	383.0	383.0
-Res	199.3	195.7	209.2	204.6
--0-10%	158.6	153.6	146.0	119.3
--10-25%	39.6	41.1	63.2	85.3
-Res Capacity	1,161	1,136	1,184	1,112
--0-10%	991	960	912	746
--10-25%	170	177	272	367
DU/Gross Res Bld Ac	5.8	5.8	5.7	5.4
Deficit DUs	28	53	5	77
Deficit Gross Res Bld Ac	4.5	8.5	1.0	12.5

HOW DO THE ALTERNATIVES ACHIEVE THE STATED NEED?

Residential Need (DUs)	
DUs	1,189
Commercial Need (gross bld ac)	
Total	106
Eff Meas: RZ Surplus I to C	46
Balance in UGB Areas	60
Public/Semi-Public Need (gross bld ac)	
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SUM Needed in UGB Areas	383.1

Area	Alternative			
	3A1 SW+GHW	3A2 SW+NLE	3B 3ML	3C Hybrid
Gross Acres	719.4	707.0	717.8	714.0
Bld Acres:	642.3	638.7	652.2	648.1
-Comm	60.0	60.0	60.0	60.0
-P/SP	383.0	383.0	383.0	383.0
-Res	199.3	195.7	209.2	204.6
--0-10%	158.6	153.6	146.0	119.3
--10-25%	39.6	41.1	63.2	85.3
-Res Capacity	1,161	1,136	1,184	1,112
--0-10%	991	960	912	746
--10-25%	170	177	272	367
DU/Gross Res Bld Ac	5.8	5.8	5.7	5.4
Deficit DUs	28	53	5	77
Deficit Gross Res Bld Ac	4.5	8.5	1.0	12.5

Could add WH2A (48 DUs) or WH2B (92 DUs), or add 20 gross acres of remaining land to the creek south of W-OSH2-R1



COUNCIL DISCUSSION

NEED TO DECIDE ON ONE SCENARIO

- Tonight is High Level – Provide Direction
- Staff Recommendation
- Longer Work Session in Next Two Weeks

PLANNING COMMISSION UGB REMAND UPDATE, SEPT 17 2020



NEXT STEPS

- ❖ **October – Joint meeting with CC/BOCC to discuss final map and findings. (Public Open House)**
- ❖ **November – Joint CC/BOCC Public Hearing**
- ❖ **December – Separate CC and BOCC deliberation meetings**
- ❖ **December 31, 2020 – Submittal to DLCDC**



GROWTH PLANNING – MCMINNVILLE, Moving Forward Mindfully



PLANNING COMMISSION UGB REMAND UPDATE, SEPT 17 2020





Growing McMinnville
MINDFULLY